

**511 Crestridge Common SW**  
**Calgary, Alberta**

**MLS # A2245001**



**\$617,777**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 282
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Join us for an open house this Sunday from 2 to 5 PM! Don't miss this move-in ready end-unit townhome in Crestmont. It offers the space of a detached home without the maintenance. With nearly 1,700 sq ft, a generous double attached garage plus a full driveway, and immediate possession available, this one is ready when you are. The ground floor features a welcoming entryway and access to the attached garage. On the main living level, you'll find a bright and open layout with large windows, upgraded finishings, and a modern kitchen with quartz countertops, stainless steel appliances, and full-height cabinetry. A flexible den with a window is also located on this level, perfect for a home office, guest room, or workout space. The adjacent dining and living areas flow out to a private balcony, ideal for morning coffee or evening downtime. Upstairs, there are three bedrooms including a well-designed primary suite with a walk-in closet and a private ensuite with a fully tiled shower. Laundry is conveniently located on the upper floor, and central air conditioning keeps the home comfortable year-round. Located in a quiet, established part of Crestmont with easy access to Calgary's Ring Road, the mountains, and everyday amenities, this home combines convenience, value, and style in one low-maintenance package. Book your showing today and see what sets this home apart.