

\$599,900 - 904 Crestridge Common Sw, Calgary

MLS® #A2204017

\$599,900

3 Bedroom, 4.00 Bathroom, 1,462 sqft
Residential on 0.02 Acres

Crestmont, Calgary, Alberta

OPEN HOUSE SUNDAY MARCH 30TH

1:00PM - 3:00PM --- GORGEOUS

TOWNHOME WITH WEST EXPOSURE

BATHED IN NATURAL LIGHT. Tucked into

the hillside of Crestmont, this stylish and fully

finished townhome with a walkout basement

offers an incredible opportunity to own in one

of Calgary's most picturesque southwest

communities. Built in 2023 and kept in

immaculate condition by its original owners,

this three-bedroom, 3.5-bath home hits that

sweet spot: smart design, standout upgrades,

and a location that feels like a hidden gem.

Think air conditioning (yes, really), on-demand

hot water, upgraded carpet and tile, a gas

range, and chic modern light fixtures that

actually make you look up.

From the moment you walk in, it's clear

this isn't your average townhome. The

main floor is bright, open, and designed for

real life with a tiled foyer, quartz

countertops, full-height cabinetry, and a gas

range that's ready for serious cooking.

The layout flows beautifully from kitchen to

dining to living, and a west-facing balcony

adds the perfect touch of outdoor space for
summer evenings or weekend coffee.

Upstairs, the vaulted primary suite offers a

spacious walk-in closet and a sleek 4-piece

ensuite, while two more bedrooms, another full

bath, and upper-floor laundry round out the

level. Whether you're starting out, scaling

down, or somewhere in between, this layout

just works.



Downstairs, the fully developed walkout basement is where this home really shines. Nearly 500 extra square feet give you the flexibility to create a home gym, office, guest suite, or movie lounge—complete with its own full bathroom. It’s the kind of space that adapts to your life as it evolves.

Comfort features like central A/C and on-demand hot water make a big difference—especially with Calgary’s hotter summers and ever-changing weather. And with an attached single garage, with driveway as well to fit both your vehicles - and winter mornings just got a whole lot easier.

Beyond the home itself, Crestmont is one of those communities that people fall for fast.

Quiet, tucked away, and surrounded by nature, it offers a slower pace without feeling remote. Walking paths, parks, and access to the Crestmont Community Hall—complete with a spray park and year-round resident events—make it feel like a small town within the city. And with quick access to the mountains, Ring Road, Winsport, Calgary Farmers’ Market West, and the shops along 85th Street, you’re never far from what you need.

If you’ve been waiting for a home that’s turnkey, beautifully maintained, and offers that rare combination of style and substance, this is it. Possession is available mid May—just in time to settle in for summer.

Built in 2023

Essential Information

| | |
|------------|-----------|
| MLS® # | A2204017 |
| Price | \$599,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |

| | |
|----------------|---------------|
| Square Footage | 1,462 |
| Acres | 0.02 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 904 Crestridge Common Sw |
| Subdivision | Crestmont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 6L6 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Park, Picnic Area, Playground, Recreation Facilities, Snow Removal |
| Parking Spaces | 2 |
| Parking | 220 Volt Wiring, Concrete Driveway, Garage Faces Front, Insulated, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data |
| Appliances | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Central, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas |
| Cooling | Central Air, ENERGY STAR Qualified Equipment |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Interior Lot, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers |

| | |
|--------------|-------------------------------------|
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 4 |
| Zoning | DC |
| HOA Fees | 368 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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