



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**54 Crestridge Common SW
Calgary, Alberta**

MLS # A2235799



\$499,000

Division:	Crestmont		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,447 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 227
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Walk-In Closet(s)		
Inclusions:	None		

Modern 2-Bedroom Townhouse for Sale in Crestmont SW Calgary | Steps to Nature & Quick Access to Downtown and the Rockies. Discover the perfect combination of modern design, natural beauty, and everyday convenience in this beautifully finished 2-bedroom, 2.5-bathroom townhouse in Calgary's sought-after Crestmont community. Located in the city's prestigious southwest, this stylish home is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance lifestyle in a peaceful, family-friendly neighbourhood. Step inside and experience the bright, open-concept main floor, where large windows fill the space with natural light. The contemporary kitchen is a chef's dream, featuring quartz countertops, sleek cabinetry, stainless steel appliances, and an oversized island—perfect for casual dining or entertaining guests. The spacious living and dining areas flow effortlessly to a private balcony, ideal for morning coffee or relaxing with sunset views. Upstairs, you'll find two generously sized bedrooms, each with its own full bathroom. The primary suite offers a tranquil retreat with a walk-in closet and a modern 4-piece ensuite. The second bedroom also includes a 4-piece bathroom, making it ideal for guests, roommates, or growing families. A convenient main-floor powder room adds extra functionality. This well-maintained townhouse is just a short walk from the Crestmont Community Centre, offering a splash park, playgrounds, walking trails, and year-round amenities. You're also just minutes from top-rated schools, Aspen Landing and West Springs shopping and dining, and major commuter routes. Outdoor enthusiasts will love being just 10 minutes from Winsport/Canada Olympic Park and less than an hour from the Rocky Mountains via direct access to Highway 1. Whether you're looking to live, rent, or invest, this

move-in ready Crestmont townhouse offers unbeatable value, modern comforts, and one of Calgary's most scenic locations. Don't miss this opportunity—schedule your private showing today!