



GRASSROOTS
REALTY GROUP

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123 Crestbrook Way SW
Calgary, Alberta

MLS # A2256156



\$563,900

Division:	Crestmont		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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Discover this modern townhome in desirable Crestmont, still in pristine new condition. Step inside to soaring 9 ft ceilings on the main floor, filling the space with natural light and an airy elegance. The double attached garage ensures comfort and convenience during Calgary's winters, keeping you warm and your vehicles snow-free. There is ample street parking for all your guests or extra vehicles. Ideally located, you're only a block away from shopping, daycare, and daily essentials, with quick connections to main roads like Stoney Trail, making every commute effortless. Move-in ready and perfectly maintained, this home offers the perfect balance of style, function, and location—an ideal opportunity in one of Calgary's most desirable communities.