



GRASSROOTS
REALTY GROUP

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909 Crestridge Common SW
Calgary, Alberta

MLS # A2264890



\$599,900

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,678 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	Finished, None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions:	na
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Welcome home to this bright and beautifully designed 3 bedroom, 2.5 bath townhouse featuring a double attached garage and a thoughtful, open concept floorplan. The main level offers a versatile home office perfect for remote work or creative projects and flows seamlessly into a spacious living area with an electric tiled fireplace. The sleek kitchen showcases stainless steel appliances, ample cabinetry, and elegant finishes, opening onto a balcony with sunset views. Upstairs, the primary suite impresses with a walk-in closet complete with built-in organizers, while two additional bedrooms provide plenty of room for family or guests. Set on a corner lot, this home is conveniently located close to parks, ponds, and walking paths. A large storage/furnace room adds extra functionality to this modern retreat. Enjoy the perfect balance of comfort, style, and convenience in a location surrounded by natural beauty.