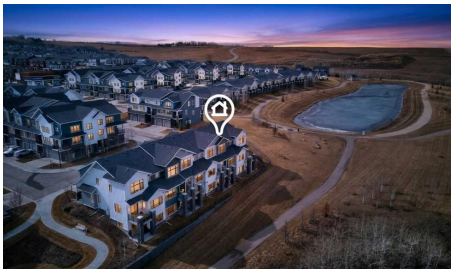
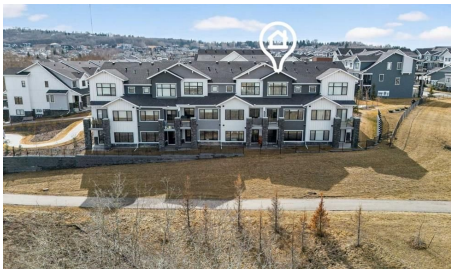
116 Crestridge Common SW

Calgary | Active | MLS® A2357741

$588,800









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2022**	**1,466.76 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

LAST CHANCE for one of the few West-to-East views of the Ravine, Mountains and Pond path - enjoy from private Balcony, Patio AND Primary Bedroom, at the furthest corner of Arrive at Crestmont West. CLICK the iGuide LINK to view 3D Tour and Floor Plan. 2034 square feet of developed space offers 3 enclosed Bedrooms, plus open Studio-style 4th. 5 Desk-spaces, 3.5 Bathrooms, permit-finished Basement, large Foyer, full-sized Dining and Living Rooms, a contemporary wrapped Quartz-counter Kitchen with wide eating bar, upper level Laundry, tons of Storage AND as a bonus, a 25.5' x 11' Garage with full drive holds the biggest trucks or car + bikes. FUN FACT: these 2-Storey homes are the only plans with flat entry to the Main Floor, not walk-up to over the Garage every day, PLUS full use Basements, PLUS front AND rear windows, PLUS walk-out patio and use of the Bare Land yard. Many of the Double Garage and 3-Level units have no basement but do have attached rear neighbours, smaller size total, no rear windows and no full use yard (see our RPR with Compliance). High-end finishings, like luxury vinyl plank and tile floors through the Main, Basement, Foyer, Bathrooms and Laundry, 8' high interior main doors, slab-style soft-close cabinets, full-height pantry, stone counters throughout, undermount sinks, stainless appliance package, roller blinds, tankless hot water, active HRV/HVAC, pot lighting, sleek plumbing and lighting fixtures, a gas line at BBQ, a water line in the Garage. Primary has Walk-in Closet with window, personal Ensuite, 2-sinks, 5' shower, and private water closet; Bed 2 and 3 have South windows; Main Bath has soaker tub/shower and is extra-deep; Laundry is by the wide Linen Closet; Living Room is deep enough to allow Desk and Eating Bar full use; Dining can have an extended Table; Basement Development is versatile for Bedroom, Rec or Media, Home Office or Business, Gaming, or Entertainment, Storage-Utility is huge and Tankless Water Tank gives more room including under-stair Storage, and the HUGE Garage is over-sized in both width AND depth. This complex is also YOUNG - Alberta New Home Warranty started 2022 - ask your favourite agent to give you the documents right away, to show the advantages of 116 Crestridge Common SW - don't wait!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357741
Bedrooms	4
Bathrooms	4
Year Built	2022
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse
Total Living Area:	1,466.76 sq. ft.
Main Level Finished Area:	652.5 sq. ft.
Upper Level Finished Area:	814.26 sq. ft.
Below Grade Finished Area:	566.87 sq. ft.
Condo Fee:	$307.06
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	1,772 sq. ft.
Lot Frontage:	20'
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Stories Total:	2
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2022 (Age: 4)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	1910292
Heating:	Fireplace(s), Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
Builder:	Partners
New Constr.:	No
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Insert, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Concrete Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Shared Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$367.50
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Arrive at Crestmont West

Community:	Crestmont
Amenities:	Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Inclusions:	Electric Fireplace Media Unit
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Foyer · 12'10" × 5'3" ·
Main Floor	Kitchen · 11'1" × 9'5" ·
Main Floor	Living Room · 14'11" × 11'8" ·
Main Floor	Dining Room · 10'11" × 7'7" ·
Main Floor	Balcony · 10' × 8'1" ·
Upper Level	Bedroom - Primary · 12'11" × 12'1" ·
Upper Level	Walk-In Closet · 6'10" × 6'6" ·
Upper Level	Bedroom · 14'1" × 9'1" ·
Upper Level	Bedroom · 12'10" × 9'11" ·
Upper Level	Laundry · 3'11" × 3'5" ·
Basement	Den · 11' × 5'1" ·
Basement	Game Room · 11'7" × 10' ·
Basement	Bedroom · 11'7" × 8'7" ·
Basement	Storage · 6'6" × 3'5" ·
Basement	Storage · 18'3" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Exterior Features:	Balcony, BBQ gas line, Private Entrance
Patio And Porch Features:	Balcony(s), Front Porch, Glass Enclosed, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-crestridge-common-sw-calgary-a2357741/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.