307 Crestridge Common SW

Calgary | Active | MLS® A2350552

$550,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2019**	**1,563.98 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bravo Realty

A closer look

Welcome to 307 Crestridge Common SW, a BEAUTIFULLY MAINTAINED townhome in the desirable west Calgary community of CRESTMONT! Offering MODERN FINISHES, a FUNCTIONAL LAYOUT, and an INCREDIBLE LOCATION, this home has plenty to offer! One of its standout features is the VERSATILE FLEX ROOM located on the ENTRY LEVEL, perfect for a HOME OFFICE, WORKOUT SPACE, or ADDITIONAL SLEEPING AREA for guests!

Head upstairs to discover a BRIGHT AND INVITING LIVING SPACE featuring LUXURY VINYL PLANK flooring, ceramic tile, QUARTZ COUNTERTOPS, FULL HEIGHT CABINETRY, and upgraded lighting throughout. The stylish kitchen offers plenty of counter space and storage, while the spacious living and dining areas are ideal for everyday living or entertaining. Step outside onto your PRIVATE BALCONY, a great spot to enjoy your morning coffee or unwind after a long day!

The upper level features 2 GENEROUSLY SIZED BEDROOMS and 2 FULL BATHROOMS, including a beautiful PRIMARY RETREAT with WEST FACING EXPOSURE and MOUNTAIN VIEWS! You'll also appreciate the WALKTHROUGH CLOSET with built ins and a spacious 5 PIECE ENSUITE. The second bedroom provides plenty of room for family or guests.

And let's talk about LOCATION! CRESTMONT offers peaceful surroundings, scenic pathways, parks, and playgrounds, along with convenient access to shopping and the popular WEST CALGARY FARMERS' MARKET! With HIGHWAY 1 and STONEY TRAIL just minutes away, commuting around Calgary or escaping to the mountains couldn't be easier.

Complete with 2.5 BATHROOMS, a SINGLE ATTACHED GARAGE, and located in a WELL MAINTAINED COMPLEX, this home is a fantastic opportunity for FIRST TIME BUYERS, YOUNG PROFESSIONALS, DOWNSIZERS, or INVESTORS! Don't miss your chance to make 307 Crestridge Common SW home. BOOK YOUR PRIVATE SHOWING TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350552
Bedrooms	2
Bathrooms	3
Year Built	2019
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:	3 (or more) Storey
Total Living Area:	1,563.98 sq. ft.
Condo Fee:	$243.61
Condo Fee Includes:	Amenities of HOA/Condo, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	1,044 sq. ft.
Lot Frontage:	21'
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2019 (Age: 7)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1910292
Heating:	Forced Air

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
HOA Fee:	$357.50
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Arrive at Crestmont West
Community:	Crestmont
Amenities:	Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A

Restrictions:	Board Approval, Easement Registered On Title, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 6'11" × 6'9" ·
Main Floor	Storage · 10'7" × 8'11" ·
Main Floor	Furnace/Utility Room · 9'11" × 8'10" ·
2nd Floor	Dining Room · 16'6" × 10'11" ·
2nd Floor	Family Room · 11'8" × 10' ·
2nd Floor	Kitchen · 13'9" × 8'9" ·
3rd Floor	Bedroom · 10'4" × 9'8" ·
3rd Floor	Bedroom - Primary · 12'1" × 10'1" ·
3rd Floor	Walk-In Closet · 10'11" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/307-crestridge-common-sw-calgary-a2350552/

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