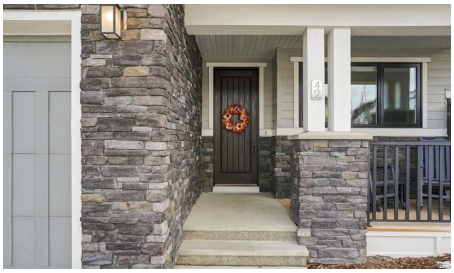
42 Crestridge Bay SW

Calgary | Active | MLS® A2355391

$747,630









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2022**	**1,436 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to this beautifully maintained villa bungalow in Crestmont, offering an energy-efficient design, modern finishes, and a low-maintenance lifestyle in one of Calgary's most desirable communities. Originally completed in 2022 as a certified Built Green home, this property has been freshly painted throughout and is ready for its next owners. The main floor features vaulted ceilings, recessed lighting, contemporary fixtures, and expansive windows that fill the open-concept living space with natural light. The kitchen is both stylish and functional, with a spacious island, stainless steel appliances, sleek white cabinetry, and a tiled backsplash, flowing seamlessly into the dining and living areas. A striking electric fireplace creates a warm focal point, while power blinds in the living room offer added comfort and convenience. The primary bedroom is a relaxing retreat with its own power blinds, walk-in closet, and luxurious five-piece ensuite. A dedicated main-floor office, laundry room, and convenient half bath complete this level. Downstairs, the fully developed basement offers impressive ceiling height, oversized windows, a spacious recreation room with plenty of room for a pool table, two additional bedrooms, and a three-piece bathroom. The oversized garage features a durable epoxy floor and ample space to accommodate a full-size truck, while the single-step access into the home adds everyday convenience. Outside your door, enjoy miles of walking paths, parks, playgrounds, and the welcoming atmosphere of Crestmont, including its community hall, spray park, and year-round resident events. Shopping, dining, and everyday amenities are just a short drive away, with convenient access to downtown Calgary and the mountains. If you're looking for the space of a bungalow, the comfort of modern living, and a lifestyle that makes it easy to enjoy both the city and the outdoors, this Crestmont home is well worth a closer look.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355391
Bedrooms	3
Bathrooms	3
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:	Bungalow
Total Living Area:	1,436 sq. ft.
Main Level Finished Area:	1,436 sq. ft.
Below Grade Finished Area:	1,327 sq. ft.
Condo Fee:	$371.22
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	3,498 sq. ft.
Lot Frontage:	36'
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2022 (Age: 4)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1910292
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Composite Siding, Stone, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Heated Garage, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$350.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Crestmont
Amenities:	None
Appliances:	Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Inclusions:	TV mount, Water Softener, Refrigerator in Utility Room
Restrictions:	Board Approval, Pets Allowed

Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 18'1" × 13'7" ·
Main Floor	Bedroom - Primary · 14'3" × 11'9" ·
Main Floor	Walk-In Closet · 7'9" × 6' ·
Main Floor	Laundry · 6'4" × 5'7" ·
Main Floor	Kitchen · 13'7" × 13'5" ·
Main Floor	Dining Room · 12'1" × 9'8" ·
Main Floor	Office · 9'2" × 8'9" ·
Basement	Bedroom · 13'5" × 10'2" ·
Basement	Game Room · 35'6" × 27'10" ·
Basement	Furnace/Utility Room · 14'1" × 6'9" ·
Basement	Bedroom · 14'3" × 13'10" ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Interior Lot, Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/42-crestridge-bay-sw-calgary-a2355391/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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