

107 Crestridge Common SW  
Calgary, Alberta

MLS # A2165116



## \$500,000

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, On Street, Oversized, S		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Street Lighting, Paved, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 227
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning townhome located in the highly sought-after neighborhood of Crestmont. As you enter, you'll be greeted by a spacious foyer with beautiful tile flooring extending throughout the lower level. The main floor features an inviting open concept design, perfect for entertaining. The spacious kitchen seamlessly flows into the dining room and living room, creating an ideal space for social gatherings. Large, upgraded windows flood the home with natural light, accentuating the high ceilings and enhancing the feeling of openness. Step out onto your private balcony to enjoy your morning coffee with lovely, unobstructed views. Upstairs, you'll find a convenient laundry room and a well-appointed 4 piece bathroom. The secondary bedroom is perfect for an office or a guest room. The primary suite boasts a his-and-her walk-through closet leading to a luxurious ensuite with a dual vanity. Parking is a breeze with the attached oversized single garage and driveway. The well-maintained townhome complex offers plenty of visitor parking and very low condo fees. Enjoy walking distance to amenities and proximity to Calgary Farmer's Market West, Canada Olympic Park, Calgary Climbing Centre, and convenient access to both the Rockies and the city centre. Don't miss the opportunity to make this dream home yours!