

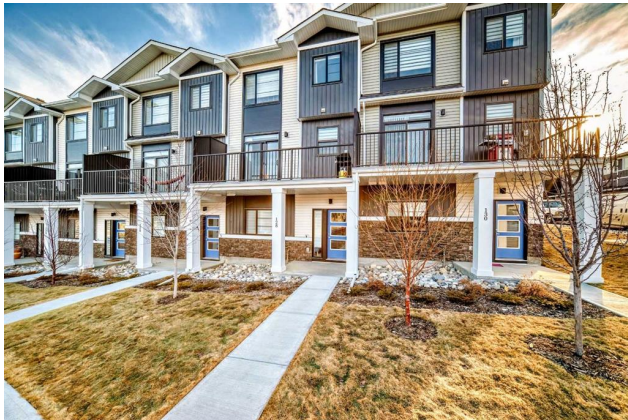


THE
A-TEAM

**RE/MAX
FIRST**

128 CRESTRIDGE Hill, Calgary T3B 6L1

MLS® #: **A2197556** Area: **Crestmont** Listing Date: **02/27/25** List Price: **\$565,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Interior Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,464**
 Low Sqft:
 Ttl Sqft: **1,464**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Private Entrance**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$288**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-G**

Legal Desc: **2110494**

Remarks

Pub Rmks: **Like new townhouse condo with a double attached garage! This spacious 3 bedroom home offers over 1400 sf of developed space, PLUS, the unspoiled basement- waiting to be personalized! Enter through the double attached garage, or, street facing front door to the open concept living area with kitchen, dining, and living areas. Enjoy the west sun on the full width deck! Also on this level is a convenient half bath. The upper floor boasts 3 bedrooms and two full baths. The lower level (which is actually a walk-out) is unspoiled with 3 pce bath and AC rough-in ready! Crestmont is a beautiful west side community with quick access to the mountains and the newly finished Stoney Trail ring road. Crestmont boasts numerous pathways and a beautiful community gathering building complete with stunning views. The drive up with take your breath away! See for yourself and make this beautiful community and homes yours!**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





