



THE
A-TEAM

**RE/MAX
FIRST**

52 CRESTRIDGE Common, Calgary T3B 6J5

MLS® #: **A2201658**

Area: **Crestmont**

Listing Date: **03/12/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area
Abv Sqft: **1,693**
Low Sqft:
Ttl Sqft: **1,693**

DOM

2
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **3 (or more) Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Second	12`2" x 10`4"
Dining Room	Second	14`1" x 7`5"
Bedroom	Second	10`9" x 9`8"
Bedroom	Third	10`9" x 9`7"
3pc Ensuite bath	Third	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Second	12`10" x 12`2"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Third	14`2" x 13`8"
Bedroom	Third	10`0" x 8`8"
4pc Bathroom	Third	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$368

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1910292

Remarks

Pub Rmks: **Superb, total package townhome in prestigious Crestmont! Almost 1700 Sq Ft in this 4 bedroom, 3 full bathroom bright corner unit. Loaded with all the available extras and upgrades from the builder. Attractive curb appeal with peaked rooflines, hardee board siding, & stone accents. Oversized 23' x 20' attached double garage, fully finished inside with epoxy floor. Timeless white shaker style kitchen with deluxe stainless steel appliance package, including French door fridge & gas stove. Quartz breakfast island (seats 4) & perimeter countertops. Adjacent generously sized dining and living room flooded with natural light from many bright corner windows. Main floor 4th bedroom/office/den offers flexibility for many living arrangements. Three good sized bedrooms on the top level, including oversized primary bedroom with full ensuite bath and walk-in closet. Central A/C & Central Vac. Park up to 4 vehicles comfortably. Rarely do units this size and value come available in Crestmont. Steps to all the amenities of Crestmont, walking/bike pathway system, and next to a playground. Sunny south exposure with no neighbors beside. Crestmont offers a quiet, nature forward, upscale neighborhood. With easy 15 min access to downtown & a quick escape to the mountains.**

Inclusions: n/a
Property Listed By: RE/MAX Complete Realty

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







