

\$669,800 - 406 Crestridge Common Sw, Calgary

MLS® #A2267304

\$669,800

2 Bedroom, 3.00 Bathroom, 1,096 sqft

Residential on 0.06 Acres

Crestmont, Calgary, Alberta

This exceptional bungalow villa offers the perfect blend of luxury, privacy, and natural beauty, ideally situated on a serene water feature and lush green space with a scenic walking path steps away. From the moment you arrive, the tranquil setting and elegant exterior make a lasting impression. Stepping inside, you're welcomed by soaring vaulted ceilings, grand 8-foot doors throughout, and a main floor filled with natural light. A beautiful neutral colour palette and laminate flooring lead you to a stunning show-stopper kitchen designed for both everyday living and effortless entertaining. The kitchen is beautifully appointed with floor-to-ceiling white cabinetry, sleek quartz countertops, and modern stainless-steel appliances, flowing seamlessly into the open-concept dining and living area. Expansive patio doors extend the living space onto a private patio, creating an inviting indoor-outdoor connection. The serene primary suite offers a spacious retreat with a walk-through closet and a spa-inspired ensuite featuring a tiled shower so large it could host a party. A convenient main-floor powder room and laundry area make daily living easier. The fully finished sunshine basement offers incredible versatility, with space for a home office, gym, games room, or cozy media space, along with a comfortable guest bedroom, a full bathroom, and generous storage. Opportunities like this are rare. Enjoy easy access to Stoney Trail and Highway 1,



which make for quick getaways to the mountains, and shopping is just minutes away.

Built in 2021

Essential Information

MLS® #	A2267304
Price	\$669,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,096
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	406 Crestridge Common Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J5

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	9
Zoning	DC
HOA Fees	368
HOA Fees Freq.	ANN

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.