

\$899,900 - 39 Crestridge Way Sw, Calgary

MLS® #A2256191

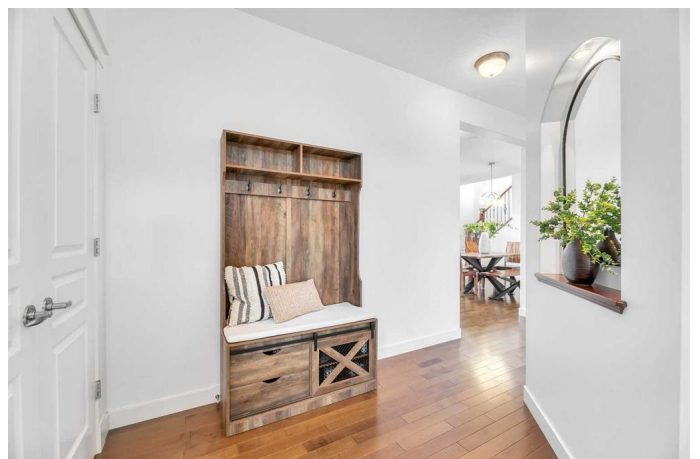
\$899,900

4 Bedroom, 4.00 Bathroom, 2,203 sqft

Residential on 0.12 Acres

Crestmont, Calgary, Alberta

OPEN HOUSES: Saturday, October 4 from 2:00-4:00PM and Sunday, October 5 from 2:00-4:00PM Wow! A rare opportunity in the highly sought-after community of Crestmont in SW Calgary! This beautifully appointed and extensively upgraded 4-bedroom, 3.5-bathroom home offers 3,168 sq. ft. of fully developed living space, perfectly balancing comfort, style, and functionality. The main floor features a chef-inspired kitchen with stainless steel appliances and corner pantry, a spacious living room with soaring ceilings and a cozy gas fireplace, a generous dining area, a private den, and a stylish powder room. Upstairs, you'll find a bright bonus room, a well-appointed laundry room with sink and cabinetry, and three large bedrooms, including a stunning primary retreat with vaulted ceilings, a spa-like ensuite, and a walk-in closet with custom built-ins. The fully finished walk-out basement offers incredible versatility, complete with an extravagant rec room with gas fireplace, games area with pool table, kitchenette/wet bar, fourth bedroom, and full bathroom—perfect for entertaining or accommodating guests. Enjoy multiple outdoor living spaces, including a welcoming covered front porch, expansive rear balcony with BBQ gas line, and a lower covered patio in the serene, private NW-facing backyard with no neighbours behind. This home is move-in ready, with numerous upgrades: new furnace, new central air conditioner/heat pump, new central vacuum system, new steam humidifier,



and fresh paint- all in 2024, as well as a new microwave and stove/oven (2025), asphalt shingles (2018), and a water softener system. This is a must-see property in one of Calgary’s most desirable neighbourhoods”don’t miss your chance! Call today to schedule your private tour.

Built in 2004

Essential Information

MLS® #	A2256191
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,203
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	39 Crestridge Way Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z3

Amenities

Amenities	Clubhouse, Park, Playground, Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Side By

Side, Covered, Oversized, Secured

of Garages 2

Interior

Interior Features Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Bar Fridge

Heating Central, Forced Air

Cooling Central Air, Full

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Private Entrance, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Views, Close to Clubhouse

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 21

Zoning DC (pre 1P2007)

HOA Fees 350

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Capital 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 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.