

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

MLS® #A2256191

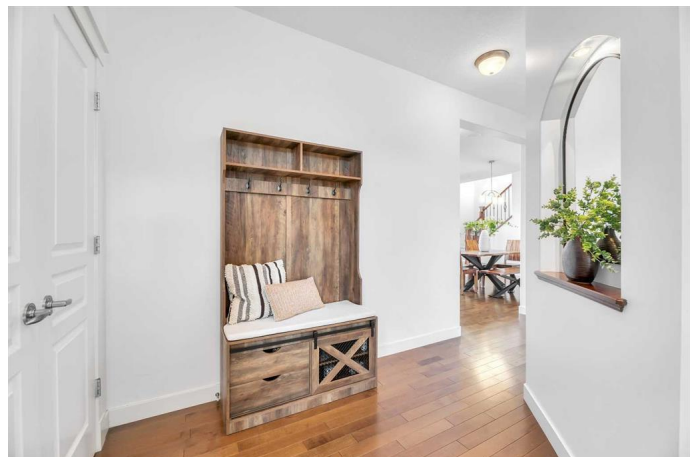
**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,203 sqft

Residential on 0.12 Acres

Crestmont, Calgary, Alberta

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, Other, Park, Playground                                                                                                                                       |
| Parking Spaces | 4                                                                                                                                                                        |
| Parking        | Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Secured, Side By Side |
| # 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        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                                                                                          |
| Heating           | Central, Forced Air                                                                                                                                                                                                                                                                                                  |
| Cooling           | Central Air, Full                                                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                  |
| Basement          | Exterior Entry, Finished, Full, 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, Close to Clubhouse, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                                                                  |
| Construction      | Stucco, Wood Frame                                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 350                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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