

# \$945,000 - 418 Cresthaven Place Sw, Calgary

MLS® #A2217847

**\$945,000**

3 Bedroom, 4.00 Bathroom, 2,145 sqft

Residential on 0.10 Acres

Crestmont, Calgary, Alberta

Welcome to this warm and inviting home that blends everyday comfort with unexpected luxury. Perfectly suited for both relaxed living and smart investment, this 3 bedroom, 3.5 bathroom home with 2947 sqft of living space features a beautifully updated chef's kitchen, thoughtfully designed with high-end appliances, extra large pantry, and premium finishes that elevate every meal prep into an experience.

Enjoy the seasons in style from the custom screen room, ideal for morning coffee, evening relaxation, or entertaining guests. The dedicated home office on the upper level offers the perfect setup for remote work, complete with built-ins and natural light that inspires productivity.

Downstairs, a fully finished legal basement suite with private entrance provides an excellent income opportunity or space for extended family -featuring its own kitchen, bathroom, and living area for complete independence.

Crestmont has a very active community centre as well as a variety of parks and pathways. Close to great shopping, schools and services as well as Canada Olympic Park ski hill. Easy access to major roadways will take you swiftly to anywhere in the city or out to the mountain parks.



With incredible income potential, upscale touches, and a location that supports family life, work-from-home, and outdoor adventure, this home checks all the boxes.

Built in 2001

### Essential Information

MLS® #	A2217847
Price	\$945,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,145
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	418 Cresthaven Place Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W6

### Amenities

Amenities	Clubhouse
Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Oversized, Side By Side
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,
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	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Humidifier, Induction Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, In Floor, Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Kitchen, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Sotheby's International Realty Canada
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