

201 CRESTMONT DRIVE SW



403.247.9988

info@themckelviegroup.com

www.themckelviegroup.com



— THE  —
McKELVIE
— GROUP.com

Rea
Real Broker

201 CRESTMONT DRIVE SW

Welcome to this amazing family home in the vibrant community of Crestmont. Nestled on one of the most desirable lots backing onto walking paths, park and green-space, this house brings together the comfort of indoors and the freedom of outdoor living, making it a fantastic choice for families with children. As you walk in, there's a formal dining room but this versatile space would also make a wonderful home office. As you move towards the back, the house opens up into a spacious family room. The room's two-storey vaulted ceiling adds to its charm, while the fireplace offers warmth. The big, beautiful floor-to-ceiling windows bring in plenty of natural light and showcase the lush green park out back. Next, you'll find a fully equipped kitchen. Dark oak cabinets, granite counters, a multitiered breakfast bar, and professional-grade Kitchen Aid stainless steel appliances (including a newer gas stove) make it a dream space for home cooks. The dining nook is just right for family meals, and it opens onto a deck with views of the landscaped backyard and the serene greenspace. The walk-through pantry connects to a handy laundry area within a mudroom. Upstairs, the landing gives you a bird's eye view of the family room. This floor has three bedrooms, including the main suite that offers stunning views, a walk-in closet, and an ensuite bathroom with dual sinks, a soaker tub, and a separate shower. Downstairs, the walkout basement is ready for you to make it your own, and it opens out onto a beautifully tiered backyard. Enjoy the patio and firepit, surrounded by shrubs and trees. A gate leads you to pathways and the park, complete with a playground, basketball hoop, and picnic area. The house is located in Crestmont, a neighborhood known for being family-friendly. There's a community center with a playground and splash pool water park. The new Farmers Market, climbing center, COP and Winsport complex are all a short drive away. Plus, it's easy to get to Stoney Trail, downtown, or head west to the mountains. This is a place where comfortable living and outdoor fun meet. Welcome to your new home!

201 Crestmont Drive SW Calgary, AB T3B 0A1

Residential
Active

A2053231



DOM: 1

LP: \$750,000.00

OP: \$750,000.00

PD:

Class: Detached

County: Calgary

Type: House

Levels: Two

Year Built: 2006

LINC#: [0031553499](#)

Arch Style: 2 Storey

Possession: 90 Days / Neg

Lot Dim:

Front Length: 3.40M 11`2"

Legal Desc: 0610395;14;17

Legal Pln: 0610395 **Blk:** 14

City: Calgary

Subdivision: Crestmont

Ttl Beds: 3

F/H Bth: 2/1

RMS SQFT: 2,207.39

LP/SF: \$339.77

Suite: No

Lot Size: 4079 SqFt

Lot Depth: 10.51 M 34.48'

Lot: 17 **Condo:** No

Zoning: DC (pre 1P2007)

Title to Lnd: Fee Simple

Disclosures: No Disclosure

Restrict: Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way

Tax Amt/Yr: \$4,318.00/2022

Loc Imp Amt:

Front Exp: S

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 102.49	Mtr2	1,103.18	SqFt
EnSt Bth:	1	0	1	0	0	Rms Abv: 8	Upper: 102.58	Mtr2	1,104.21	SqFt
	0	0	0	1	0		Total AG: 205.07	Mtr2	2,207.39	SqFt

Garage Dims (L x W): 19`2" x 21`5"

Property Information

Basement: Unfinished, Walk-Out
Heating: Forced Air, Natural Gas
Construction: Stone, Vinyl Siding, Wood Frame
Foundation: Poured Concrete
Exterior Feat: None
Roof Type: Asphalt Shingle
Reports: RMS Supplements, Title
Parking: Double Garage Attached **Total:** 4

Lndry Feat: Main Level
Cooling: None
Fireplaces: 1/Gas
Flooring: Carpet, Hardwood, Tile
Fencing: Fenced
Balcony: Deck, Patio

Property Information

Parking: Double Garage Attached **Total:** 4
Features: Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan
Comm Feature: Clubhouse, Park, Playground, Shopping Nearby
Lot Features: Backs on to Park/Green Space, Landscaped, Views
HOA: \$350.00/Annually
HOA Include: Amenities w/HOA, Recreation Facility
Goods Include: all window blinds, garage opener with 2 remote controls, alarm equipment, curtains
Appliances: Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Other Equip: None
Goods Exclude: none
Assoc Amen: Clubhouse, Playground

Printed Date: 06/01/2023 9:08:20 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

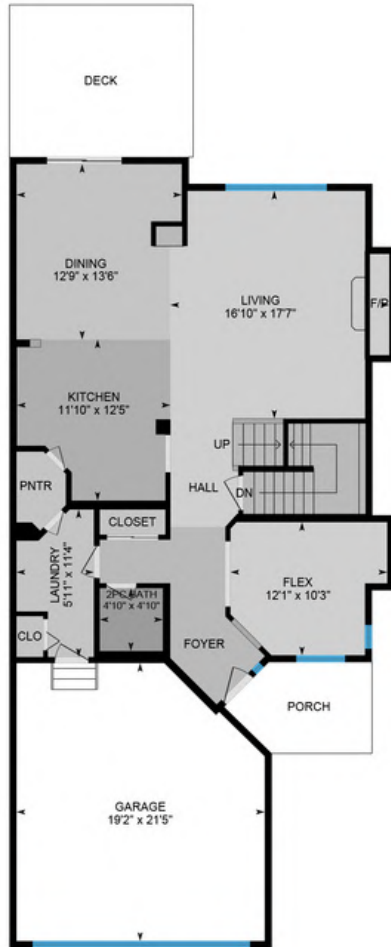
Rooms

<u>Type</u>	<u>Level</u>	<u>Dimensions</u>		<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	
2pc Bathroom	Main	4`10" x 4`10"	1.47M x 1.47M	Dining	Main	12`9" x 13`6"	3.89M x 4.11M
Other	Main	12`1" x 10`3"	3.68M x 3.12M	Kitchen	Main	11`10" x 12`5"	3.61M x 3.79M
Laundry	Main	5`11" x 11`4"	1.80M x 3.45M	Living	Main	16`10" x 17`7"	5.13M x 5.36M
4pc Bathroom	Upper	4`11" x 8`4"	1.50M x 2.54M	5pc Ensuite bath	Upper	8`8" x 8`9"	2.64M x 2.67M
Bedrm	Upper	12`10" x 10`5"	3.91M x 3.18M	Bedrm	Upper	9`10" x 10`6"	3.00M x 3.20M
Bonus	Upper	15`4" x 15`4"	4.67M x 4.67M	Primary Bed	Upper	14`3" x 12`6"	4.34M x 3.81M

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201 Crestmont Dr SW, Calgary, AB

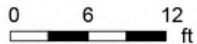
Main Building: Total Exterior Area 2207.39 sq ft



Main Floor
Exterior Area 1103.18 sq ft



2nd Floor
Exterior Area 1104.21 sq ft



201 Crestmont Dr SW, Calgary, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 4'10" x 4'10"
Dining: 12'9" x 13'6"
Flex: 12'1" x 10'3"
Garage: 19'2" x 21'5"
Kitchen: 11'10" x 12'5"
Laundry: 5'11" x 11'4"
Living: 16'10" x 17'7"

2ND FLOOR

4pc Bath: 4'11" x 8'4"
5pc Ensuite: 8'8" x 8'9"
Bedroom: 12'10" x 10'5"
Bedroom: 9'10" x 10'6"
Bonus: 15'4" x 15'4"
Primary: 14'3" x 12'6"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1024.19 sq ft
Excluded Area: 415.23 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1103.18 sq ft

2ND FLOOR

Interior Area: 1014.78 sq ft
Excluded Area: 209.91 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1104.21 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2038.97 sq ft
Excluded Area: 625.14 sq ft
Exterior Area: 2207.39 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2038.97 sq ft
Excluded Area: 625.14 sq ft
Exterior Area: 2207.39 sq ft





























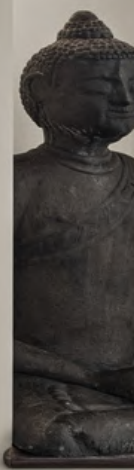
























BOSCH

BOSCH



















































16 Ave NW

201 CRESTMONT DRIVE SW

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rea
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WELCOME TO CRESTMONT



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Located just off Highway 1, on the west side of Calgary, Crestmont offers a secluded community setting just minutes away from the busy city. Surrounded by green space, and a provincial park outside your door.

Downtown Calgary - Only a 23 minute car ride or take the #408 bus to the #201 C-Train that will take you right to city center.

Canada Olympic Park - Only 11 minutes by car and the #408 bus goes directly there.



THE CRESTMONT COMMUNITY CENTER

Located at 12400 Crestmont Blvd SW

Phone: 403-202-2175

Email: info@crestmontcommunity.org

A nice place for families with a tot-lot and park, plus a spray park (in the summer), green space, a fire-pit and storm pond with fountain. You can rent the hall for your events and there are always programs going on.

<http://crestmontcommunity.org/>



PUBLIC TRANSIT:

The #408 bus goes throughout the neighbourhoods of Crestmont and Valley Ridge, then on to Canada Olympic Park. This bus route starts and ends at the Brentwood C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedules-maps>



LOCAL SHOPPING



VALLEY RIDGE SHOPPING PLAZA

Only a 6 minute car ride or you can take the #408 bus which takes about 17 minutes. This plaza offers a gas station and convenience store, vets, offices, coffee shop and more.

Gas Station - Convenience Store & car wash - 11245 Valley Ridge Dr NW

Post Office - 100-11245 Valley Ridge Dr NW

Valley Ridge Dental Center - 11245 Valley Ridge Dr NW - 403-202-2266

<https://www.valleyridgedentalcentre.com/>

Allure Hair Salon & Spa - 11245 Valley Ridge Drive NW - 403-984-3899

Pizza 73 - 11245 Valley Ridge Dr NW - 403-273-7373

Valley Ridge Liquor Store - 200, 11245 Valley Ridge Drive NW

Pharma Choice Pharmacy - #300-11245 Valley Ridge Dr. NW

<http://www.pharmachoice.com/ab/valley-ridge-pharmacy>

Van Gogh Grill & Bar - 308b-11245 Valley Ridge Dr NW <http://www.vangoghgrillbar.ca/>

Mulligan's at Valley Ridge - 11618 Valley Ridge Park NW - 403-221-9682

Stoney Trail Vet Clinic - 11245 Valley Ridge Drive NW - 403-247-2737 [HTTPS://WWW.STVC.CA/](https://www.stvc.ca/)



CONVENIENTLY LOCATED CLOSE TO ALL AMENITIES

OTHER LOCAL - Only 7 minutes by car or the #408 bus goes to some nearby shops and services that include C.O.P., hotels, Starbucks, Dennys, McDonalds, a car wash, gas station, and more.

TRINITY HILLS

420 Na'a Dr SW, Calgary

Save-on-foods, liquor store, Pet Smart, Dollarama and more!

ROCKY RIDGE SHOPPING CENTRE

Co-op grocery store and gas station, liquor store, vets, dental, bank and more.

ROYAL OAK ESTATES PLAZA

Cafe Fresco, restaurants, daycare, liquor store, pharmacy, and more.

ROYAL OAK SHOPPING CENTRE

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

CROWFOOT VILLAGE

Grocery stores, restaurants, movie theater, coffee shops, services and more!

BEACON HILL

11420 Sarcee Trail NW

Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>



GROCERY STORES

The Bonesian Grocer - 7949 Bowness Road NW

M&M Food Market - 9060 Silver Springs BV NW

Sobeys in Tuscany - 11300 Tuscany BV NW

Community natural Foods - 950 Crowfoot Cres NW

Bon Ton Meat Market - 28 Crowfoot Circle NW

Coop (Crowfoot) - 35 Crowfoot Way NW

Safeway (Crowfoot) - 99 Crowfoot Crescent NW

LIBRARY

CROWFOOT LIBRARY

8665 Nose Hill Drive NW

<https://calgarylibrary.ca/locations/CROW/>

BOWNESS LIBRARY

6532 Bowness Rd NW

<https://calgarylibrary.ca/>



VALLEY RIDGE GOLF CLUB

11618 Valley Ridge Park NW

403.221.9682

<http://www.valleyridgegolf.com/>

PARKS & RECREATION

BOWNESS PARK

(Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access)

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>

SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,

Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



PARKS & RECREATION

NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



CANADA OLYMPIC PARK / WINSPORT

Year round Fun for the whole family

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



OFF LEASH AREAS

6231 SILVER SPRINGS HILL NW
723 VARSITY ESTATES PLACE NW
BOWMONT - 85 ST NW (FENCED)



<https://www.calgary.ca>

PARKS & RECREATION

BOWNESS PARK - 8900 48 AVE NW

30 hectares of fun with a lagoon, boating, fishing, playgrounds, walking paths, picnic areas, shelters, fire pits, wading pool, tea house & Bow River access.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



BOWNESS COMMUNITY SKATEPARK

4324 77 ST NW



SILVERTHORN and BOWMONT PARK

85th Street NW

Located at the bottom of Silver Springs in Bowness by the river.



PARKS & RECREATION



CALGARY CLIMBING CENTRE ROCKY MOUNTAIN

10721 West Valley Rd SW, Calgary
587-231-9116
<http://calgaryclimbing.com/>

A wide variety of programs for all age groups and skill levels.



SHOULDICE PARK

Largely an athletic park, Shouldice Park features 17 acres of space for recreational activities. The park features nine softball diamonds, numerous soccer fields, football fields, tennis courts, and one Big League diamond. Privately operated batting cages. Bowness Rd & 56 St. NW
<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Shouldice-Park.aspx>



SERVICES

POLICE

CALL 911 for all emergencies.

CALGARY POLICE SERVICE
DISTRICT 7 - COUNTRY HILLS
11955 COUNTRY VILLAGE LINK NE
(403) 428-6700

CALGARY POLICE SERVICE
DISTRICT 3 - NORTH HAVEN
4303 14 ST NW
(403) 428-6300



FIRE STATION

CALL 911 for all emergencies.
VALLEY RIDGE FIRE STATION
#3511280 VALLEY RIDGE BV NW



HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE
OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000 (Switchboard)

SHELDON M. CHUMIR HEALTH CENTRE
(24 HOURS)
1213 4 St SW
403-955-6200
<https://www.albertahealthservices.ca/findhealth/facility.aspx?id=1018406>

WALK-IN CLINICS

VALLEY RIDGE FAMILY PHYSICIANS
11245 Valley Ridge Dr NW
403-282-3806

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC
8730 Country Hills Blvd NW #250
403-262-7787
<https://www.medicareclinic.org/>

TUSCANY MEDICAL CLINIC
11300 Tuscany Blvd NW
403-374-4222

DENTISTS

VALLEY RIDGE DENTAL CENTRE
11245 Valley Ridge Dr NW Suite 204
403-202-2266
<https://valleyridgedentalcentre.com/schedule-appointment/>

ROYAL OAK FAMILY DENTISTRY
500 Royal Oak Dr NW, Calgary
403-374-6161
<https://www.familydentistrycalgary.ca/>



SERVICES



VETS

BOWMONT ANIMAL HOSPITAL

5111 Bowness Rd NW

403-286-2727

<https://www.bowmontvet.com/>

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010

403-984-4143

<http://www.rockyridgevet.com/>

VCA CANADA ROYAL OAK ANIMAL HOSPITAL

8888 Country Hills Blvd NW #180

403-208-0847

<https://vcacanada.com/royaloak/>

PHYSIO +

VALLEY RIDGE CHIROPRACTIC AND WELLNESS CENTRE

11245 Valley Ridge Dr NW #325

403-202-1114

<http://vrchirowellness.ca/>

ADVANTAGE HEALTH ROYAL OAK PHYSIOTHERAPY

8888 Country Hills Blvd NW #192

403-774-5986



HEALTH LAND WELLNESS CENTRE & MASSAGE THERAPY

500 Royal Oak Dr NW #216

403-454-8892

<http://www.healthlandwellness.ca/>

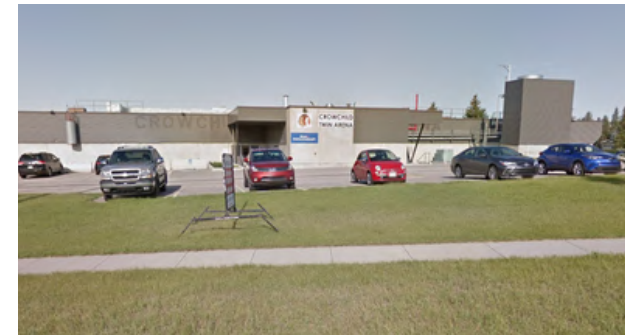
LIFEMARK PHYSIOTHERAPY

CROWCHILD TWIN ARENA

185 Scenic Acres Dr NW

403-288-8877

<https://www.lifemark.ca/book-online>



EYES

MOUNTAIN VIEW OPTOMETRY - CROWFOOT

600 Crowfoot Crescent NW #5

403-286-0888

<https://mountainviewoptometry.com/calgary/>





SCHOOLS

PUBLIC SCHOOLS

Belvedere Parkway School (K-6) PUBLIC

4631 85 Street NW

Phone: 403-777-6010

<http://school.cbe.ab.ca/school/BelvedereParkway/>

Thomas B. Riley School (6-9) PUBLIC

3915 69 Street NW

Phone: 403-777-7260

<http://school.cbe.ab.ca/school/thomasbriley/>

Bowness High School (10-12) PUBLIC

4627 77 St NW Calgary

Phone: 403-286-5092

<http://schools.cbe.ab.ca/b847/default.htm>

CATHOLIC SCHOOLS

St. Sylvester School

(K-6) CATHOLIC

7318 Silver Springs BV NW

Phone: 403-500-2063

<https://www.cssd.ab.ca/schools/stsylvester/Pages/default.aspx>

Our Lady of Assumption

(K-9) CATHOLIC

7311 34 Avenue NW

Phone: 403-500-2045

<https://www.cssd.ab.ca/schools/assumption>

St. Francis High School

(10-12) CATHOLIC

877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

