

# \$449,000 - 258 Rocky Ridge Court Nw, Calgary

MLS® #A2233624

**\$449,000**

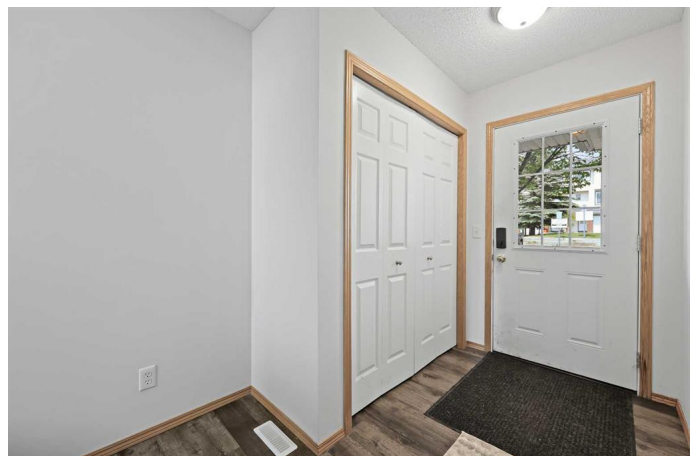
3 Bedroom, 2.00 Bathroom, 1,383 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

This is an exceptional opportunity to acquire a well maintained townhouse in beautiful NW community. Homes in this complex do not hit the market very often and they don't last long. Perfect for a couple or small family. The home has 3 bedrooms and 2 baths with a extra large primary bedroom. The living room features a gas fireplace, large windows and a soaring ceiling leading to a spacious balcony. In the kitchen, enjoy the white European style cabinets with stainless appliances, just a few years old. A working island expands the counter space next to the spacious dining area and tall pantry. Vinyl flooring in the heavy traffic areas and carpeting throughout the upper level for durability and foot comfort. Additional space includes a partial basement and single car garage. Rocky Ridge is a vibrant, family-friendly suburb in the city's northwest. This community feels like a peaceful retreat while still offering easy connectivity to urban amenities and outdoor adventure on a network of trails winds through wetlands and natural green spaces, perfect for walking, cycling, and enjoying nature. The area school selection includes a range of choices including public, Catholic and alternative schools for all ages. The Shane YMCA is only 5 minutes away. This facility offers competitive and leisure pools, arenas, gymnasiums, fitness studios, climbing wall, indoor track, and a public library.

Built in 1999



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233624      |
| Price          | \$449,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,383         |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 258 Rocky Ridge Court Nw |
| Subdivision | Rocky Ridge              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 4S8                  |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | None                                                                           |
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking Spaces | 2                                                                              |
| Parking        | Single Garage Attached                                                         |
| # of Garages   | 1                                                                              |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Ceiling Fan(s), Closet Organizers, Central Vacuum |
| Appliances        | Dishwasher, Electric Stove, Refrigerator                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |

|              |                        |
|--------------|------------------------|
| Fireplaces   | Gas, Family Room, Tile |
| # of Stories | 2                      |
| Has Basement | Yes                    |
| Basement     | Unfinished, Partial    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 112             |
| Zoning         | M-CG            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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