

# \$471,900 - 258 Rocky Ridge Court Nw, Calgary

MLS® #A2233624

**\$471,900**

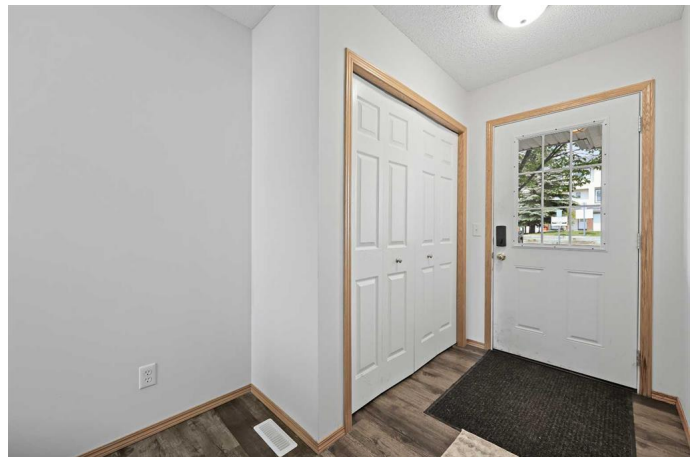
3 Bedroom, 2.00 Bathroom, 1,383 sqft

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	\$471,900
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	Electricity Connected, Natural Gas Connected, Cable Connected, Phone Connected
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

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

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

## 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	3
Zoning	M-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® 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.