

\$700,000 - 26 Rocky Ridge Heights Nw, Calgary

MLS® #A2257305

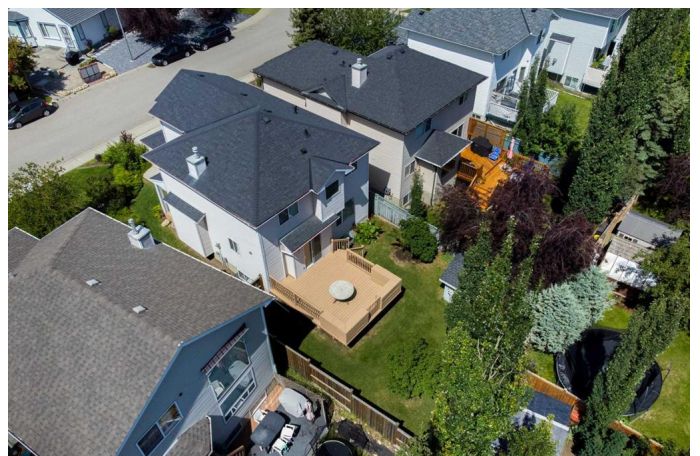
\$700,000

3 Bedroom, 4.00 Bathroom, 1,891 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Priced below appraised value!! Welcome to this 3 bedroom, 3.5 bathroom home located on a super quiet street nestled in the desirable community of Rocky Ridge. Lovingly cared for, the seller has upgraded a new hot water tank, brand new carpets, newer roof, and new paint for the entire house and decks. The oversized deck and yard is perfect for the kids and neighbors to gather. Step inside the entrance and be welcomed by a flex room that can be multipurposed for an office/formal living or dining room/music room etc. The rest of the main floor includes a spacious kitchen with granite counter tops, which can accommodate a breakfast nook, tile flooring, stainless-steel appliances, and a corner pantry. Connected to the kitchen is an open family room with laminated flooring. A half bath completes this level. Leave the dishes and step out through the sliding door to the inviting deck and towards a nice-sized fenced backyard with matured landscaping. Storage shed included. Plush brand new carpets leads you upstairs to the massive bonus room with vaulted ceilings, large windows and gas fireplace. The primary bedroom has a 4-piece ensuite with separate shower, 2 additional bedrooms, and a 4-piece second bathroom that completes this level. The basement is fully developed and consists of an open area that can be used as a games room, office, or add a 4th bedroom, a 3-piece bathroom, laundry room, and storage. Double attached garage is insulated with work bench and shelving. Located steps away is an



abundance of green spaces, walking and bike paths, LRT, shopping, parks, schools, Rocky Ridge Community Centre, and YMCA.
This property is priced to sell and ready to move in. Home sweet home!

Built in 1996

Essential Information

MLS® #	A2257305
Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	26 Rocky Ridge Heights Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4J6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	4

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, No Smoking Home,
-------------------	---

	Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	18
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.