\$744,900 - 26 Rocky Ridge Heights Nw, Calgary

MLS® #A2243425

\$744,900

3 Bedroom, 4.00 Bathroom, 1,891 sqft Residential on 0.10 Acres

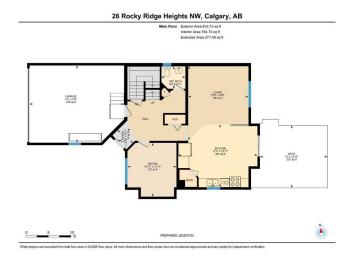
Rocky Ridge, Calgary, Alberta

Welcome to this 2-storey, 3-bedroom, 3.5 bathroom, fully finished basement, and double attached garage in desirable Rocky Ridge community. Recent upgrades include a new hot water tank, new carpets, and newer roof. Full interior of house and decks newly painted. Step into the entrance hall with an office/formal living room close to the front door. The rest of the main floor include a spacious kitchen, with granite tops, which can also accommodate a breakfast nook, tile flooring, stainless-steel appliances, and corner pantry. Connected to the kitchen is an open family room with laminated flooring. A 2-piece bathroom close the office/formal living room completes this level. Step out of the kitchen onto a newly painted deck towards a nice-size fenced backyard with matured landscaping, with a storage shed.

Ascend to the top floor to find a bonus room with vaulted ceilings and large windows with a gas fireplace. Plush new carpets, the main bedroom with 4-piece ensuite bathroom with separate shower, 2 additional bedrooms, and 4-piece second bathroom complete this level. The basement is fully developed and consists of an open area that can be used as a games room, office, or changed to a 4th bedroom. Also on this level, a 3-piece bathroom, laundry room, and storage room connected to the utilities room.

Double attached insulated garage with work bench and shelving. House is in a quite street close to an abundance of green space and







walking and bike paths, LRT, shopping, parks, schools, Rocky Ridge Community Centre, and YMCA.

This property is priced at an exceptional value and ready to move in. Don't miss this perfect family home! Schedule your showing now!

Built in 1996

Essential Information

MLS® # A2243425 Price \$744,900

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, Interlocking Driveway, Multiple

Driveways

of Garages 2

Interior

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

Open Floorplan, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood,

Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025

Days on Market 6

Zoning R-CG

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Capital Realty

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