

\$639,998 - 49 Rocky Ridge Heath Nw, Calgary

MLS® #A2259925

\$639,998

3 Bedroom, 3.00 Bathroom, 1,189 sqft
Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom home with a fully developed basement, perfectly located on a quiet street in the highly desirable community of Rocky Ridge. Just steps from a neighborhood park, this home blends comfort, function, and lifestyle. The main floor features a spacious foyer and an open-concept layout filled with natural light. The kitchen offers ample cabinetry and counter space, a raised eating bar, and a seamless flow into the dining area—ideal for family meals and entertaining. The inviting living room showcases a cozy corner gas fireplace and large windows overlooking the sunny, fully landscaped backyard. From the dining area, sliding patio doors open directly onto the deck, creating a great indoor-outdoor living experience. Upstairs, you’ll find three generous bedrooms and a 4-piece main bathroom. The lower level is fully finished, offering a versatile family/rec room, a stylish 3-piece bathroom with a custom-tiled shower, a bright and functional laundry room with utility sink, cabinets, and extra counter space for home projects, plus a finished storage area. This home is completely carpet-free—finished with tile, hardwood, and vinyl throughout—making it ideal for those with allergies or pets. Enjoy the private, landscaped yard complete with deck, fence, trees, and shrubs. Living in Rocky Ridge means access to incredible community amenities: the Rocky Ridge Ranch HOA offers year-round recreation including a lake (boating



in summer, skating in winter), tennis and basketball courts, splash park, playgrounds, fitness classes, and moreâ€”plus discounts on hall rentals. Youâ€™re also minutes away from shopping, restaurants, grocery stores, the C-Train station, Shane Homes YMCA, and endless parks and pathways. Available for quick possession, this move-in ready home offers the perfect opportunity to enjoy NW Calgary living at its best. Available for quick possession, this move-in ready home offers the perfect opportunity to enjoy NW Calgary living at its best.

Built in 2000

Essential Information

MLS® #	A2259925
Price	\$639,998
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,189
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	49 Rocky Ridge Heath Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 4Z9

Amenities

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

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	265
HOA Fees Freq.	ANN

Listing Details

Listing Office	Ko Realty Ltd.
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