

\$495,000 - 222, 11642 Valley Ridge Park Nw, Calgary

MLS® #A2081435

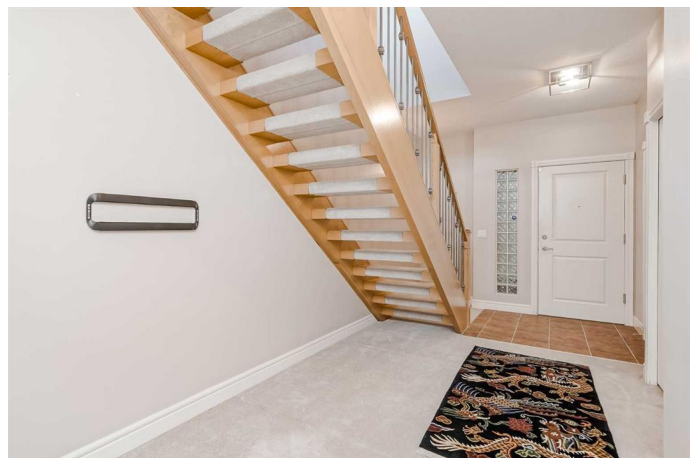
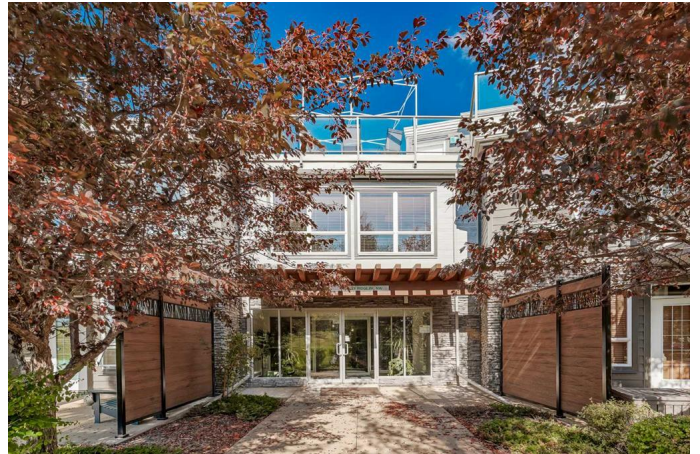
\$495,000

2 Bedroom, 2.00 Bathroom, 1,468 sqft

Residential on 0.00 Acres

Valley Ridge, Calgary, Alberta

You don't want to miss this stylish home on the golf course in the sought-after community of Valley Ridge. Surrounded by nature, it's hard to believe you are in the city. This two-storey executive unit features nearly 1500 sq/ft of living space with a balcony and an enormous private patio. Upon entering you are invited up to the main living area by a wide open-riser stairway. Continue past the stairs and the den/office area and you enter the primary bedroom sanctuary with a spa-like ensuite, custom closets, and views from large windows and a Juliet balcony. Ascend the stairs to the open-concept great room and kitchen featuring vaulted ceilings and a tastefully appointed kitchen with granite counters. While you are cooking, entertaining or just curled up by the fireplace you can look out over the golf course and see the seasons unfold in the river valley before you. On the upper floor, you will also find the second spacious bedroom with a walk-in closet and views across the complex's manicured grounds to an aspen forest. Two side-by-side titled underground parking stalls and a titled storage locker are included. The parking facilities also includes a car wash. If you love an active lifestyle of golfing, hiking, biking, and skiing in the mountains there is no better community for you than Valley Ridge! Did we mention the walking paths and the parks? How about being only minutes away from the Calgary Farmer's Market and Canada Olympic Park and only 20 minutes from



downtown?

Built in 2003

Essential Information

MLS® #	A2081435
Price	\$495,000
Sold Price	\$480,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,468
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	222, 11642 Valley Ridge Park Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z5

Amenities

Amenities	Car Wash, Elevator(s), Parking
Parking Spaces	2
Parking	Side By Side, Titled, Underground

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Master Downstairs, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Satellite TV Dish, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Natural Gas

Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
# of Stories	3

Exterior

Exterior Features	Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	November 4th, 2023
Days on Market	37
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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