

# \$539,900 - 90 Valley Ridge Heights Nw, Calgary

MLS® #A2123308

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.01 Acres

Valley Ridge, Calgary, Alberta

Welcome to The Highlands of Valley Ridge, a great community within the community. This end unit has been freshly updated with new flooring and paint throughout. This wonderful unit features a large and open living and dining area, with the living area having a gas fireplace. The kitchen offers plenty of space with access to a large deck with gas hookup. The bedrooms are both of a good size and the primary bath featuring a new walk-in bathtub. The lower level features a large rec room, 3 pce bath and a double heated garage. Oh and did i mention that there is central air conditioning? Check this beautiful property out while it lasts.

Built in 1998

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2123308      |
| Price          | \$539,900     |
| Sold Price     | \$515,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,250         |
| Acres          | 0.01          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |



|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 90 Valley Ridge Heights Nw |
| Subdivision | Valley Ridge               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3B 5T3                    |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Clubhouse                                                         |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                                                         |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2024 |
| Date Sold      | August 5th, 2024 |
| Days on Market | 110              |

|          |          |
|----------|----------|
| Zoning   | M-CG d40 |
| HOA Fees | 0.00     |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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