

\$689,900 - 202 Rocky Ridge Cove Nw, Calgary

MLS® #A2130460

\$689,900

3 Bedroom, 3.00 Bathroom, 1,933 sqft

Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

When you just want to spend your life smiling, this 3 bedroom 2.5 bath home tucked in the heart of a friendly northwest neighborhood is the place to be. Located on a quiet corner lot in a cul de sac with a big, private backyard, you will find room to relax and space to grow. Hardwood flooring, stone fireplace, formal dining. Big, bright windows with south exposure. A bright, cheery kitchen with a central island and a comfy nook bathed in natural light. Convenient main floor laundry, versatile bonus room. Hot water on Demand and Furnace new in 2019. Three good sized bedrooms, including a spacious primary room with walk-in closet and private ensuite complete with a skylight. Bring your RV because this one has a flat, fenced space to park it. Double attached garage as well. Nice, open deck to capture the sun. Flat, private yard. So much to admire in this home. Book a visit today! And, be sure to tour the neighborhood, too. Parks, ponds, pathways & a cohesive community spirit create a welcoming feel in this established northwest community. Grab your groceries, do some banking, visit shops and services at nearby Royal Oak Centre. Gather with friends, enroll in a class or schedule a workout at the expansive Shane Y recreational facility. Convene at the community Ranch Center. Or hop on the LRT and commute to the city center or U of C in minutes. Make a quick getaway to the Rocky Mountains with only a short drive to the trans Canada, or hop on the



ring road in minutes & be at the airport in a jiffy. Such a convenient location yet all the benefits of a coveted community lifestyle are at your doorstep.

Built in 1997

Essential Information

MLS® #	A2130460
Price	\$689,900
Sold Price	\$715,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,933
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	202 Rocky Ridge Cove Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L1

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

	Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 14th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Solutions Ltd.
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