

\$465,000 - 268 Rocky Ridge Court Nw, Calgary

MLS® #A2137372

\$465,000

3 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Beautifully maintained townhome in desirable community on quiet cul-de-sac, conveniently close to transit, shopping, schools, parks, YMCA, Rocky Ridge Ranch Community Centre, and expansive pathway system. This functional home offers 3 bedrooms, 1.5 baths, developed basement, and single attached garage. Features include hardwood/tile flooring, high ceilings, tons of windows, tastefully decorated throughout. Open kitchen/eating area with stainless appliances and island/breakfast bar. Living room features towering cathedral ceiling and windows with attractive corner gas fireplace and garden door to back deck and outdoor green space. Spacious master bedroom with double closets plus 2 additional bedrooms on upper level. Lower level is developed with flex room, utility/laundry room, and storage. This exceptional home is meticulously maintained and move-in ready.

Built in 1999

Essential Information

MLS® #	A2137372
Price	\$465,000
Sold Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,240
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	268 Rocky Ridge Court Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4S8

Amenities

Amenities	Laundry, Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Cul-De-Sac, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 7th, 2024
Days on Market	6
Zoning	M-CG d44
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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