

# \$649,900 - 160 Valley Ridge Heights Nw, Calgary

MLS® #A2164602

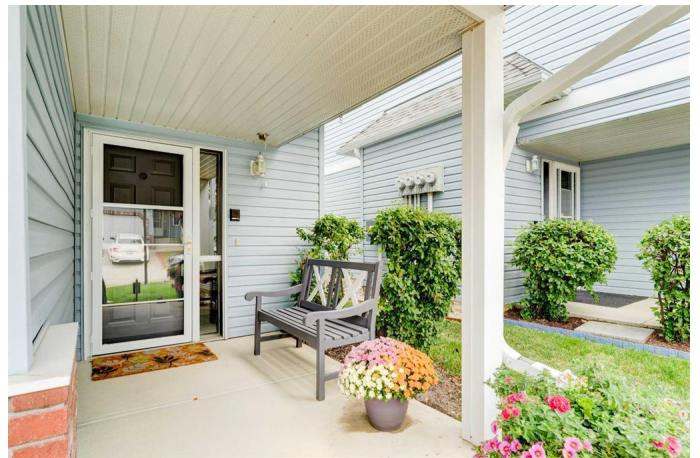
**\$649,900**

3 Bedroom, 3.00 Bathroom, 2,053 sqft

Residential on 0.07 Acres

Valley Ridge, Calgary, Alberta

Welcome to your dream villa! This sunny & beautifully renovated walkout home features just shy of 2200 sqft all above grade and situated in the best location overlooking beautiful trees & greenspace. This home offers 3 bedrooms, 3 bathrooms, and tasteful upgrades that truly set it apart. As you step inside, a spacious foyer welcomes you into the home. This home provides flexibility of space over two floors soaked in natural light. On the entry level, you'll find a bedroom, a 4-piece bathroom, and a bright living room that opens to a walk-out patio overlooking a serene greenspace. Head upstairs to discover a beautifully renovated kitchen filled with natural light, a cozy dining area, and an additional living room with a fireplace. Step out onto the second patio, which also offers views of the lush greenspace. The primary bedroom is a true retreat, featuring a walk-in closet and a 3-piece ensuite. A third bedroom and another 4-piece bathroom are just down the hall, along with a convenient upper-floor laundry room. Situated in the mature and desirable neighborhood of Valley Ridge, this villa is perfectly positioned across from the golf course and just minutes from local shops. With easy access to the community and proximity to the mountains, it's a location that's hard to beat! The well-run condo complex features friendly neighbors and a clubhouse for social gatherings. An added bonus is water and sewer is included in your condo fees. Don't wait! Contact your favorite



realtor to book a showing today!

Built in 1998

### Essential Information

MLS® #	A2164602
Price	\$649,900
Sold Price	\$607,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,053
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Villa
Status	Sold

### Community Information

Address	160 Valley Ridge Heights Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5T3

### Amenities

Amenities	Clubhouse, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	No Animal Home, Storage, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Refrigerator, Window Coverings, Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out, Walk-Up To Grade

## Exterior

Exterior Features	Balcony
Lot Description	Fruit Trees/Shrub(s), Few Trees, Garden, Low Maintenance Landscape, Landscaped, No Neighbours Behind, See Remarks, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2024
Date Sold	October 28th, 2024
Days on Market	47
Zoning	M-CG d40
HOA Fees	0.00

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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