

\$520,000 - 173 Rockyspring Grove Nw, Calgary

MLS® #A2180175

\$520,000

3 Bedroom, 4.00 Bathroom, 1,503 sqft
Residential on 0.06 Acres

Rocky Ridge, Calgary, Alberta

Imagine waking up in a serene community surrounded by green spaces and a quick drive to the mountains. This versatile duplex complex in Rocky Ridge offers not just a home but a lifestyle tailored for families, young professionals, or friends seeking the perfect balance of comfort, practicality, and charm.

As you step inside, the sunlit open-concept main floor invites you to unwind and connect. Picture yourself preparing meals in the stylish kitchen while loved ones gather in the cozy living room or spill out onto the deck. The warmth of the hardwood floors and the effortless flow make this space perfect for everything from quiet evenings to lively get-togethers.

The unique layout on the upper floor caters to modern living. The primary bedroom is your private sanctuary with a 4-piece ensuite, while the dual-primary suite provides an ideal setup for teenagers, young adults, or roommates—offering privacy and comfort with access to another 4-piece bathroom. The loft space sparks creativity, whether you use it as a home office or a quiet reading nook.

Downstairs, the walkout basement complete with a 3 piece bathroom and a separate entrance opens the door to endless opportunities. Envision it as a haven for a young adult in your family, or the ultimate hangout space for movie nights and



gatherings.

Outside, this home is just steps from serene green spaces and pathways, ideal for morning jogs or peaceful evening strolls. With schools, shopping, and transit only minutes away, your daily routine feels effortless. Youâ€™ll love the convenience of being close to the Shane Homes YMCA, Rocky Ridge Co-Op, and Royal Oak Shopping Centre for fitness, groceries, and shopping. Included is exclusive access to the well-appointed Rocky Ridge Community Centre and all it has to offer, including multi-use courts, water park and lake.

Easy access to Crowchild Trail and Stoney Trail makes commuting downtown or across the city a breeze, ensuring you stay connected to everything Calgary has to offer.

And with a double attached garage, driveway, and ample visitor parking, thereâ€™s plenty of space for your vehiclesâ€¦ and for your guests when youâ€™re hosting barbecues, cozy dinners, or weekend gatherings.

This home isnâ€™t just a place to live; itâ€™s where youâ€™ll create memories, share laughter, and find moments of peace. Come experience the lifestyle that awaits at High Pointe Estates. Book your showing today!

Built in 2006

Essential Information

MLS® #	A2180175
Price	\$520,000
Sold Price	\$512,200
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,503
Acres	0.06
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	173 Rockyspring Grove Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0A8

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2024
Date Sold	December 6th, 2024
Days on Market	16
Zoning	R-CG
HOA Fees	265.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Sotheby's International Realty Canada

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