

# \$700,000 - 26 Rocky Ridge Heights Nw, Calgary

MLS® #A2257305

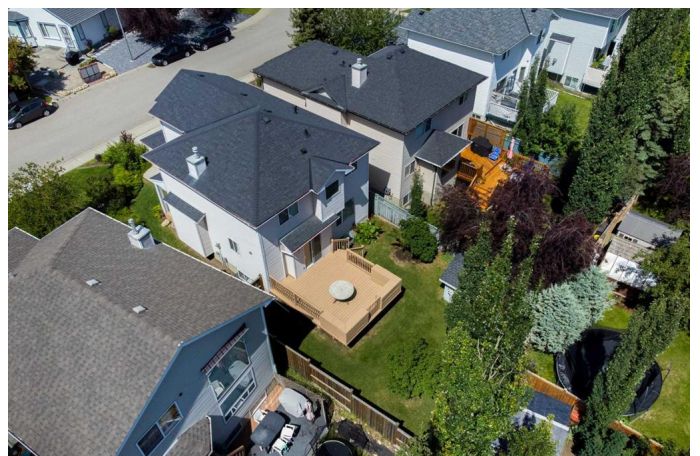
**\$700,000**

3 Bedroom, 4.00 Bathroom, 1,891 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this 3 bedroom, 3.5 bathroom home located on a super quiet street nestled in the desirable community of Rocky Ridge. Lovingly cared for, the seller has upgraded a new hot water tank, brand new carpets, newer roof, and new paint for the entire house and decks. The oversized deck and yard is perfect for the kids and neighbors to gather. Step inside the entrance and be welcomed by a flex room that can be multipurposed for an office/formal living or dining room/music room etc. The rest of the main floor includes a spacious kitchen with granite counter tops, which can accommodate a breakfast nook, tile flooring, stainless-steel appliances, and a corner pantry. Connected to the kitchen is an open family room with laminated flooring. A half bath completes this level. Leave the dishes and step out through the sliding door to the inviting deck and towards a nice-sized fenced backyard with matured landscaping. Storage shed included. Plush brand new carpets leads you upstairs to the massive bonus room with vaulted ceilings, large windows and gas fireplace. The primary bedroom has a 4-piece ensuite with separate shower, 2 additional bedrooms, and a 4-piece second bathroom that completes this level. The basement is fully developed and consists of an open area that can be used as a games room, office, or add a 4th bedroom, a 3-piece bathroom, laundry room, and storage. Double attached garage is insulated with work bench and shelving. Located steps away is an



abundance of green spaces, walking and bike paths, LRT, shopping, parks, schools, Rocky Ridge Community Centre, and YMCA.  
This property is priced to sell and ready to move in. Home sweet home!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257305    |
| Price          | \$700,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,891       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 26 Rocky Ridge Heights Nw |
| Subdivision | Rocky Ridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4J6                   |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 4                                 |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan, Storage, Central |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
|                 | Vacuum, High Ceilings, Pantry                                                |
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Garburator |
| Heating         | Forced Air, Natural Gas                                                      |
| Cooling         | None                                                                         |
| Fireplace       | Yes                                                                          |
| # of Fireplaces | 1                                                                            |
| Fireplaces      | Gas                                                                          |
| Has Basement    | Yes                                                                          |
| Basement        | Finished, Full                                                               |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 37                   |
| Zoning         | R-CG                 |
| HOA Fees       | 263                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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