

# \$475,000 - 44 Rockyvalley Villas Nw, Calgary

MLS® #A2234303

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.03 Acres

Rocky Ridge, Calgary, Alberta

Step inside and discover a spacious sanctuary in this former showhome in the desirable community of Rocky Ridge. This home boasts a bright and open layout, enhanced by impressive 9-foot ceilings that create an airy and inviting atmosphere. The entrance and kitchen/dining areas feature elegant tiled flooring, while the living room offers the warmth and durability of laminate.

This home features a peninsula kitchen island with top-of-the-line stainless steel appliances, including an upgraded gas range. The dining area boasts a vaulted ceiling and an extra window, filling the space with natural light. A gas fireplace adds warmth on chilly evenings.

For outdoor enthusiasts, the west-facing deck is a true highlight. Step out onto your private patio and be captivated by the stunning mountain views. And for those who love to grill, you'll appreciate the convenience of a dedicated gas line installed for your BBQ, eliminating the hassle of propane tanks.

On the upper level, you'll be greeted by the plush comfort of wall-to-wall carpeting leading you to the primary bedroom, offering a serene west-facing view. Additionally you'll discover an updated 4-piece ensuite bathroom, providing a private oasis and adjacent your very own walk-in closet offers ample storage. The upper level also features another beautifully maintained 4-piece bathroom and



two additional bedrooms. These generously sized rooms can easily accommodate queen-size beds, or one could be transformed into your ideal personal office space.

On the lower level you'll discover the immense potential of the unfinished walk-out basement. This expansive area is a blank canvas, providing endless possibilities to create the space you've always envisioned—whether it's a home theater, an additional living area, or a fitness room.

This home offers peace of mind with recent significant upgrades, including a brand new furnace (July, 2025), a hot water tank and new roof replaced in 2023, ensuring comfort and efficiency for years to come.

Location is key, and this townhouse delivers. Situated just minutes from the highway, it offers quick and convenient access to the majestic mountains, making weekend getaways, hiking expeditions, and skiing adventures effortlessly accessible. You'll also appreciate the close proximity to a wealth of essential amenities, including shopping centers, reputable schools, inviting parks, and more, all contributing to a truly convenient lifestyle.

Whether you're a growing family seeking more space, a first-time home buyer looking for the perfect start, or a savvy investor recognizing a prime opportunity, this home undeniably checks all the boxes. This combination creates a fantastic opportunity you do not want to miss out on. Come and see everything this exceptional townhouse has to offer—your new home oasis awaits, book a showing today!

Built in 2004

## Essential Information

MLS® #	A2234303
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,354
Acres	0.03
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	44 Rockyvalley Villas Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X3

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, No Animal Home, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Views, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	13
Zoning	M-CG d38
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.