

\$639,000 - 445 Rocky Ridge Bay Nw, Calgary

MLS® #A2248257

\$639,000

3 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.14 Acres

Rocky Ridge, Calgary, Alberta

Rare 4-Level Split in Rocky Ridge and Royal Oak – Over 2,250 sq. ft. of living space! This beautifully maintained home with double attached garage is perfectly situated at the end of a quiet cul-de-sac with a park and green space right across the street. This home is within walking distance to the Tuscany LRT station and the Rocky Ridge Ranch House with its activity rooms, children’s pool, tennis and basketball courts. The main floor is bright and inviting with hardwood floors, vaulted ceilings, and large windows that flood the living and dining areas with natural light. The kitchen features a 10' ceiling, stainless steel appliances, an oversized pantry, and a sunny eating nook overlooking the 3rd level. The 3rd level offers a cozy family room with a corner fireplace, a 3rd bedroom, and a full bathroom. Upstairs, you’ll find two spacious bedrooms, each with its own bathroom, including the primary suite with walk-in closet and private ensuite. The fully finished basement includes a large rec room, office space, laundry, and ample storage. Outside, enjoy a large west-facing backyard with a deck and storage shed. Recent updates include triple-pane windows, hot water tank, and refreshed bathrooms with new vanities, toilets, and vinyl plank flooring. This is a fantastic family home in a great location with wonderful neighbors – a true gem in the border of Rocky Ridge and Royal Oak!

Built in 1998



Essential Information

MLS® #	A2248257
Price	\$639,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,270
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	445 Rocky Ridge Bay Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4H8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Dryer, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	August 15th, 2025
Days on Market	86
Zoning	R-CG
HOA Fees	275
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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