\$549,900 - 74 Valley Ridge Heights Nw, Calgary

MLS® #A2197386

\$549,900

3 Bedroom, 3.00 Bathroom, 1,236 sqft Residential on 0.07 Acres

Valley Ridge, Calgary, Alberta

Welcome to the Highlands of Valley Ridge. This walk-up bungalow is the one you have been waiting for! Hardwood floors will lead you into an open-concept main-floor living space. Past the dining area, you'II find a spacious living room with a corner gas fireplace. The large picture windows allow plenty of natural light to fill the space. The kitchen features quartz countertops, a gas stove, plenty of cupboard and counter space, and a raised eating bar. You'II catch the morning sun on the covered patio area complete with a gas line for the BBQ. The primary retreat is massive, offering plenty of space for the king-bedroom set! Past his & her closets you'II find a full ensuite. The second bedroom is also generously sized and not far from the second full washroom. The laundry room is also conveniently located on this level. The lower level provides a spacious front entryway, large rumpus room (3rd bedroom)/ flex space, another full washroom, a large storage area, a utility room, and access to the heated garage, which is big enough for a full-size pickup truck. Meticulously kept and well cared for, the pride of ownership is evident throughout, and the mech equipment including the A/C is regularly serviced and maintained. All of this is in the mature and desirable neighborhood of Valley Ridge, directly across from the golf course and down the street from the neighborhood shops. With easy access in and out of the community and proximity to the mountains, what's not to







love? This is a very well-run condo complex with friendly neighbors and a clubhouse area for socializing. Reach out to your favorite realtor to book a showing! It's a move you'II be happy you made.

Built in 1998

Essential Information

MLS® # A2197386 Price \$549,900

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,236 Acres 0.07 Year Built 1998

Type Residential

Sub-Type Row/Townhouse

Style Bungalow
Status Active

Community Information

Address 74 Valley Ridge Heights Nw

Subdivision Valley Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3B5T3

Amenities

Amenities Recreation Facilities, Recreation Room, Snow Removal

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Heated

Garage

of Garages 2

Interior

Interior Features Breakfast Bar

Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

Heating Central, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025

Days on Market 36

Zoning M-CG

Listing Details

Listing Office RE/MAX First

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