

# \$649,900 - 61 Rocky Ridge Gardens Nw, Calgary

MLS® #A2240033

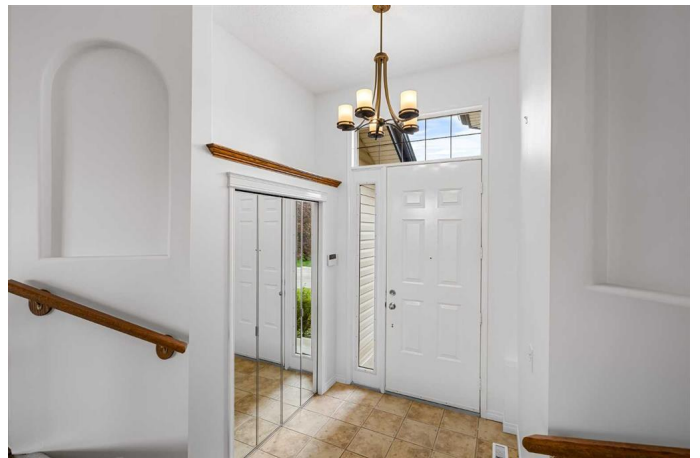
## \$649,900

2 Bedroom, 2.00 Bathroom, 1,532 sqft

Residential on 0.17 Acres

Rocky Ridge, Calgary, Alberta

Don't miss this immaculate bungalow nestled in the heart of Rocky Ridge, offering the perfect blend of comfort, convenience, and tranquility. A large entrance and foyer welcome you into this amazing bungalow. Boasting 2 spacious bedrooms on the main floor plus a den, this beautifully maintained home is ideal for families, those wanting to downsize or anyone seeking single-level living with a touch of elegance. Step inside to discover a bright, open-concept layout with gleaming hardwood floors, large windows, and high ceilings that create an airy and inviting atmosphere. The spacious living and dining areas seamlessly flow into a massive kitchen featuring stainless steel appliances, vintage solid oak cabinetry, tons of counter space, and an oversized breakfast nook – perfect for morning coffee or large gatherings. The generous primary suite offers a peaceful retreat with a private ensuite and walk-in closet, and personal access to the sunny south facing deck while the additional bedroom provides flexibility for guests adjacent to another full bathroom. Set in a quiet and well-established corner of Rocky Ridge, this home offers both privacy and easy access to nearby walking paths, parks, shopping, and transit. As a resident, you'll also enjoy exclusive access to the Rocky Ridge Ranch Community Centre – a private amenities club with a splash park, tennis courts, playgrounds, and year-round activities for all ages. Whether you're relaxing at home or



exploring everything the community has to offer, this rare bungalow combines timeless style with unbeatable location. A few important features NO POLY B piping !! New hot water tank in 2020, 9ft ceilings, oversized windows both on the main floor and basement, roughin bathroom in basement, roof has been maintained by shake pro, composite decking and irrigation. A true gem “ move-in ready and waiting for you.

Built in 1998

**Essential Information**

MLS® #	A2240033
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,532
Acres	0.17
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	61 Rocky Ridge Gardens Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4V7

**Amenities**

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features High Ceilings  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Corner Lot, Landscaped, Lawn, Level, Cul-De-Sac, Underground Sprinklers  
Roof Pine Shake  
Construction Stucco, Brick  
Foundation Poured Concrete

### Additional Information

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

### Listing Details

Listing Office RE/MAX First

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