

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

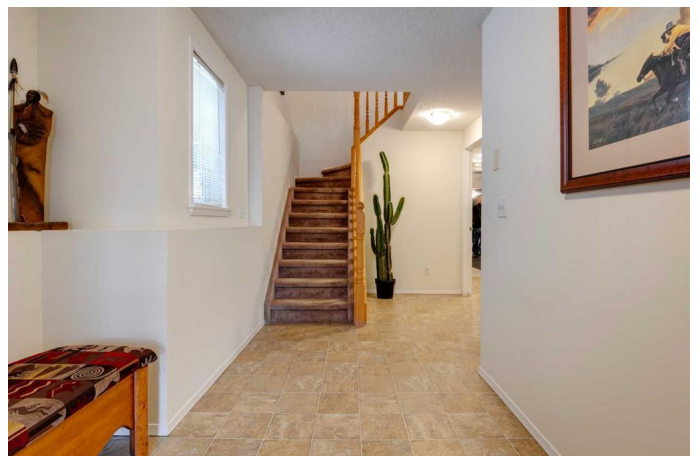
MLS® #A2197386

**\$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'll 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'll 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'll 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'll 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	35
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.