

# \$649,900 - 73 Rocky Ridge Heath Nw, Calgary

MLS® #A2260611

**\$649,900**

2 Bedroom, 4.00 Bathroom, 1,150 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this lovely home in Rocky Ridge with 2 bedrooms both with ENSUITE bathrooms + DOUBLE ATTACHED garage + fully developed basement. Open concept layout and hardwood floor throughout the main & second level, and laminate flooring on the basement. Abundance of natural light with loads of windows and south facing living room, dining area, and backyard. Huge deck for tea party, BBQ dinner fest, and evening wines. Upstairs, there are two spacious bedrooms both with 4pc ensuite bathroom, plus another 4pc bathroom and humungous recreation room in fully finished basement. You will see some mark on the ceiling of the basement where the 3rd bedroom walls used to be. You can close this space to make 3rd bedroom again or donâ€™t do anything if you like the current setting which could be utilized as home theater, home gym, or home office. This beautiful home is just across from Community Centre and it is also close to shops, pathway, parks, and major road! Best deal under \$650K. Book your tour today!

Built in 2000

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2260611  |
| Price     | \$649,900 |
| Bedrooms  | 2         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,150       |
| Acres          | 0.10        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 73 Rocky Ridge Heath Nw |
| Subdivision | Rocky Ridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4Z7                 |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Rectangular Lot, Treed, No Neighbours Behind |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 38                   |
| Zoning         | R-C1N                |
| HOA Fees       | 263                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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