

\$619,900 - 70 Rocky Ridge Green Nw, Calgary

MLS® #A2210562

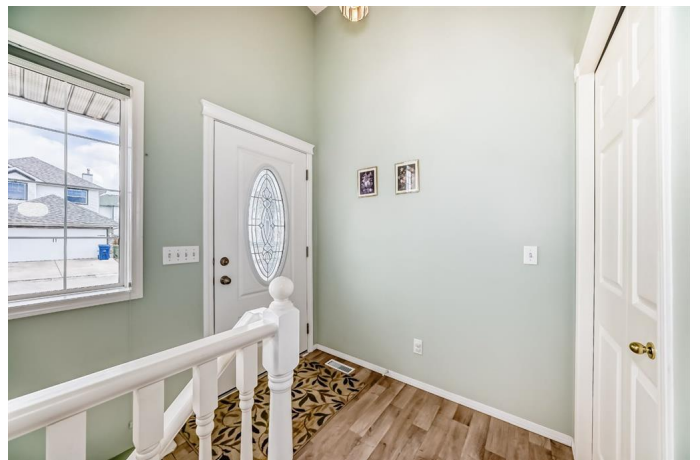
\$619,900

2 Bedroom, 3.00 Bathroom, 906 sqft
Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

Open house Sunday April 13th 1-3pm.
Welcome to 70 Rocky Ridge Green NW—a beautifully designed bi-level home in the heart of the sought-after Rocky Ridge community. Combining comfort, functionality, and prime location, this residence offers a warm and inviting atmosphere from the moment you step inside. The main floor welcomes you with an open foyer, featuring soaring ceilings and large windows that flood the space with natural light. Upstairs, the kitchen and dining area overlook the lower level, creating an airy, connected feel. The spacious primary bedroom boasts generous windows and a luxurious 4-piece ensuite with a soaker tub, while a second bedroom, another 4-piece bathroom, and laundry facilities complete this level—along with convenient backyard access. Downstairs, the cozy family room centers around a striking 3-sided gas fireplace, offering ample space for multiple seating areas. A well-appointed 4-piece bathroom and a versatile flex room—perfect for a games room, home gym, or playroom—add to the lower level’s appeal. With walk-out/walk-up access to the backyard, this home seamlessly blends indoor and outdoor living. Meticulously maintained and lovingly cared for, HWT(2022), 70 Rocky Ridge Green NW is ready to become your dream home. Don’t miss this exceptional opportunity—schedule your viewing today!

Built in 1998



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210562 |
| Price | \$619,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 906 |
| Acres | 0.13 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 70 Rocky Ridge Green Nw |
| Subdivision | Rocky Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 4R4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Snow Removal |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Three-Sided |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Landscaped |
| Roof | Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 11 |
| Zoning | R-CG |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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