

\$789,900 - 521 Rocky Ridge View Nw, Calgary

MLS® #A2246956

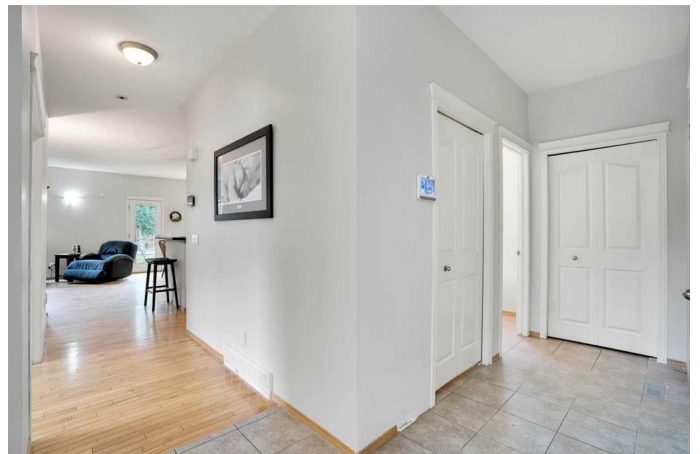
\$789,900

4 Bedroom, 4.00 Bathroom, 2,364 sqft

Residential on 0.12 Acres

Rocky Ridge, Calgary, Alberta

Huge Price Improvement. Open House Saturday 11 October - 1-3:30 PM. Welcome to this beautifully maintained 2,364 sq ft home in the sought-after community of Rocky Ridge—where natural beauty meets everyday convenience. Situated on a large pie-shaped lot with sunny southern exposure, this property boasts views of the Rocky Mountains and a private, recently landscaped backyard that is complete with a patio and mature trees. Inside, you're greeted by a soaring two-storey foyer, an open-concept main floor featuring hardwood floors, a cozy corner gas fireplace, a friendly kitchen with stainless steel appliances, and a functional island with a raised breakfast bar. The bright dining area offers direct access to the backyard, perfect for indoor-outdoor living. French doors open to a versatile flex room ideal for a home office, a convenient half bath and a laundry room complete the main level. Upstairs, a spacious bonus room with a second gas fireplace and expansive windows offers the perfect spot to relax and take in the mountain views. The generous primary suite features a spa-like ensuite with a jetted tub, while two additional bedrooms and a full bath provide plenty of space for family or guests. The partially finished basement includes a completed bedroom with a new egress window and full bath, with framing and wiring in place for a large rec room and a third gas fireplace (included). A large, new central air conditioner (2024) will keep you cool in the summer. The attached double garage is heated, keeping



your vehicles well protected from the outside winter elements. Recent updates such as fresh paint (August) and brand-new carpet (August) throughout add to the move-in readiness of this exceptional family home. All this, just minutes from top-rated schools, transit, shopping, parks, and year-round outdoor amenities. Donâ€™t miss your chance to own this terrific family property and call Rocky Ridge home! Be sure to ask about the closing incentive too!

Built in 2002

Essential Information

MLS® #	A2246956
Price	\$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,364
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	521 Rocky Ridge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4X3

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Basement
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard, Fire Pit
Lot Description	Irregular Lot, Private
Roof	Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	52
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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