

# \$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

Open House Saturday 18 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      | Concrete Driveway, Double Garage Attached |
| # of Garages | 2                                         |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan                    |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Garburator, Gas Range |
| 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, Fire Pit, Private Yard |
| Lot Description   | Private, Irregular Lot               |
| Roof              | Shake                                |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 58                |
| Zoning         | R-CG              |
| HOA Fees       | 263               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.