

# \$429,000 - 222 Rocky Ridge Court Nw, Calgary

MLS® #A2255279

**\$429,000**

3 Bedroom, 2.00 Bathroom, 1,427 sqft

Residential on 0.00 Acres

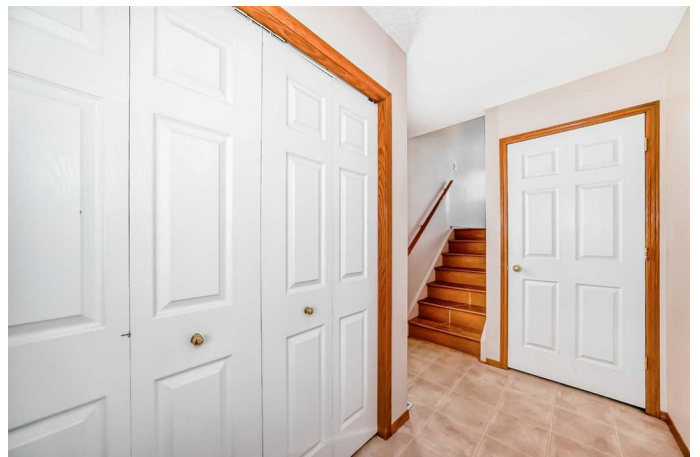
Rocky Ridge, Calgary, Alberta

Priced to sell! rare opportunity to own a 3-bedroom end-unit townhouse with single attached garage in desirable Rocky Ridge for under \$430K! Mostly original finishes and very clean, ready for your personal updates. Oak hardwood floors throughout the living room, stairs, and all bedrooms. Bright living room offers a corner gas fireplace, large window, and access to the back deck. Kitchen features white appliances, an island, and a spacious dining nook plus a convenient 2-pc powder room. Upstairs are three good-sized bedrooms and a 4-pc main bath, with a large utility/laundry/storage area down. Close to transit, parks, and Ranch House Lake.

Built in 1999

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2255279      |
| Price          | \$429,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,427         |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 222 Rocky Ridge Court Nw |
| Subdivision | Rocky Ridge              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 4S8                  |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached        |
| # of Garages   | 2                             |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Storage                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas, Tile                                                                              |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 9                    |
| Zoning         | M-CG d44             |

|                |     |
|----------------|-----|
| HOA Fees       | 263 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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