

243 Rockyspring Grove NW Calgary, Alberta

MLS # A2218235


\$499,900

Division:	Rocky Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,423 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Watch the video. *Open house Sat 24th May 1-3 pm, Sun May 25th 2-4 pm*Welcome to 243 Rockyspring Grove NW, Calgary. Discover comfort, convenience, and value in this beautifully maintained 3-bedroom, 2.5-bathroom semi-detached home with a single attached garage, located in the highly sought-after community of Rocky Ridge. Boasting 1,958 sq ft of developed living space, this home features 9-foot ceilings and a bright, open-concept layout. The recently finished basement—completed with all required permits—adds versatile space for a media room, gym, or guest suite. Upstairs, a flex area offers the perfect nook for a home office, study area, or reading retreat. This property has seen numerous modern upgrades, including a new basement development, new washer and dryer, updated main floor flooring and baseboards, a new water tank, and a brand-new composite deck for outdoor entertaining. Step outside to explore nearby ravines and scenic pathways, or walk to Rocky Ridge Shopping Centre for your daily needs. You’re also just minutes from the Shane Homes YMCA, Rocky Ridge Community Centre, and enjoy quick access to the C-Train, Stoney Trail, and Crowchild Trail. This is your chance to own a move-in ready home in one of Calgary’s most desirable communities. Don’t miss out—schedule your visit.