

# \$499,900 - 243 Rockyspring Grove Nw, Calgary

MLS® #A2218235

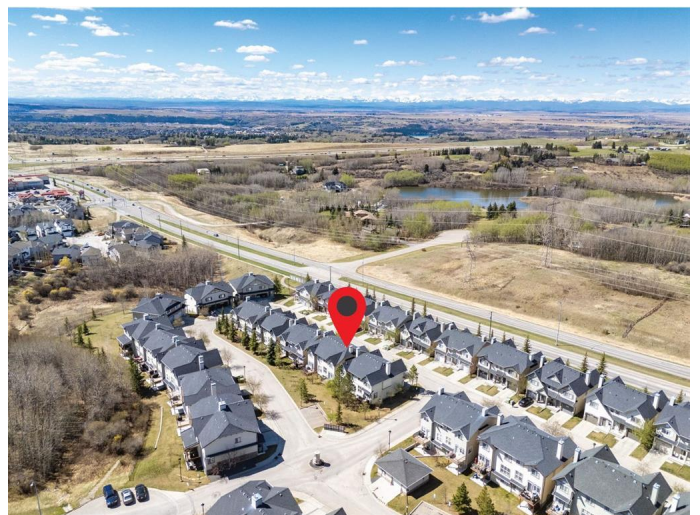
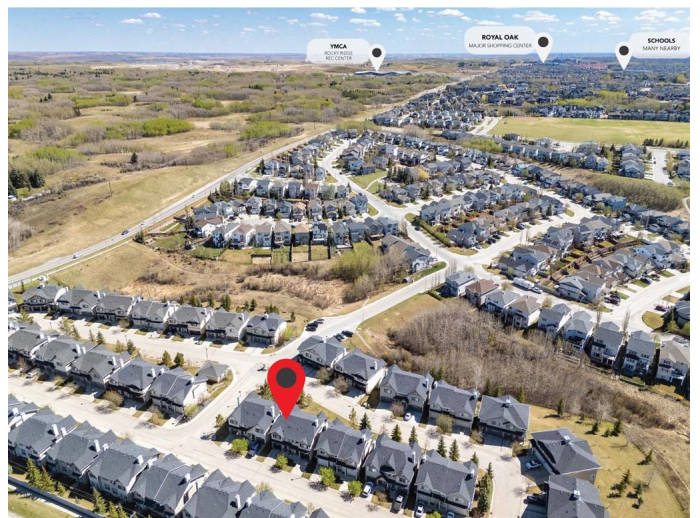
**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,423 sqft  
Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

\*Watch the video. Open House: Sat , 12â€“2 PM & Sun 11-1 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 basementâ€“completed with all required permitsâ€“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. Youâ€™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 Calgaryâ€™s most desirable communities. Donâ€™t miss outâ€“schedule your visit.

Built in 2006



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2218235               |
| Price          | \$499,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,423                  |
| Acres          | 0.05                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 243 Rockyspring Grove Nw |
| Subdivision | Rocky Ridge              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 5Z7                  |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Lawn            |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 4             |
| Zoning         | R-CG          |
| HOA Fees       | 263           |
| HOA Fees Freq. | ANN           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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