

\$655,000 - 104 Rocky Ridge Heath Nw, Calgary

MLS® #A2261861

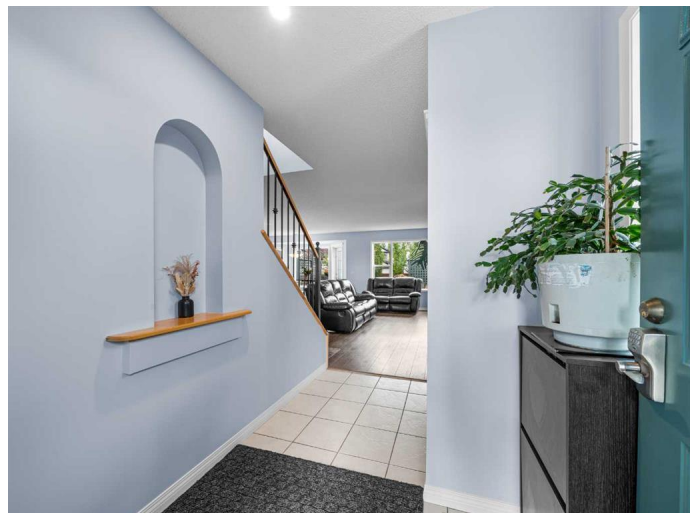
\$655,000

3 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.10 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this well-kept, single-owner home tucked into the community of Rocky Ridge. Freshly painted inside, it's ready and waiting for its next chapter. The main floor greets you with an open layout where the living room, dining area, and updated kitchen all flow together. Big windows overlook the private, fenced backyard, filling the space with natural light. Just off the kitchen, you'll find the entry from the double attached garage along with a pantry, closet, and a convenient half bath. Step outside and the backyard opens up—a larger lot than you might expect, wrapping around to the side yard with plenty of space to spread out. The deck and firepit are perfect for quiet evenings with friends or a relaxed Sunday morning coffee. Upstairs you'll find three bedrooms. The primary suite includes a walk-in closet and its own ensuite bathroom, while the bedroom above the garage offers a bonus—mountain views on clear days. The laundry room is just off the primary bathroom, making chores that much easier. The basement is partially developed, giving you a head start on extra living space. A family room, bedroom, and bathroom are already in the works, leaving room for your own finishing touches. All of this comes with the convenience of nearby transit—the Tuscany C-Train station is about a nine-minute bus ride away, with just a short walk on either end. This is a comfortable, practical home with thoughtful updates, a great layout, and a backyard you'll love spending time in.



Built in 2001

Essential Information

MLS® #	A2261861
Price	\$655,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,413
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	104 Rocky Ridge Heath Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4Z8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit
Lot Description	Corner Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	30
Zoning	R-CG
HOA Fees	265
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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