

# \$489,900 - 243 Rockyspring Grove Nw, Calgary

MLS® #A2218235

**\$489,900**

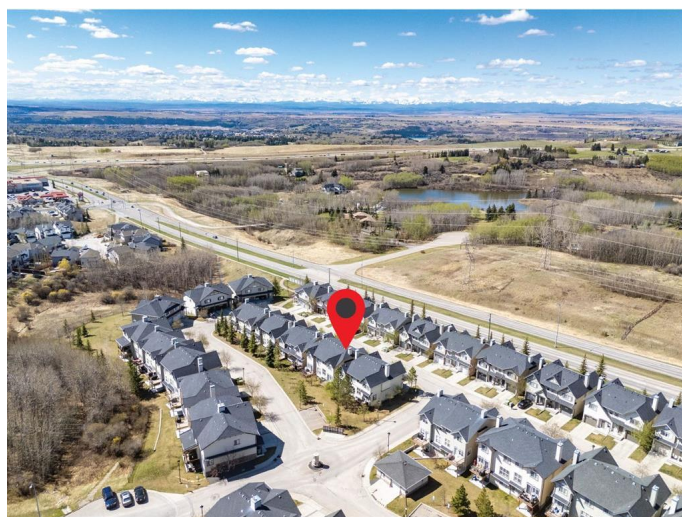
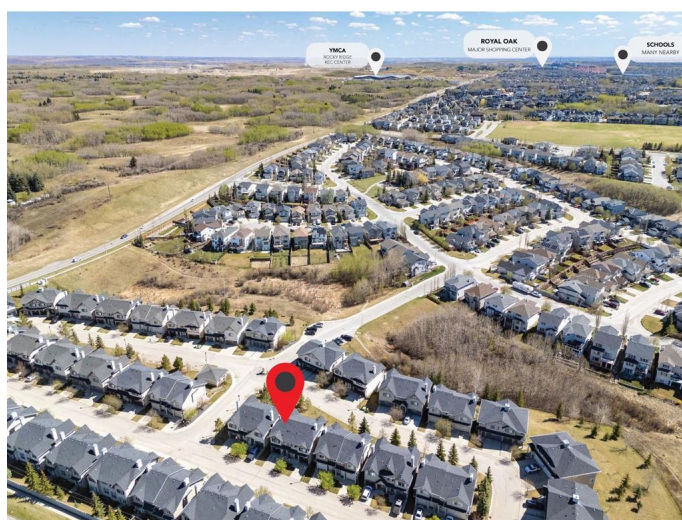
3 Bedroom, 3.00 Bathroom, 1,423 sqft  
Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

\*Open House Sunday June 1st 3-5 pm\* Watch the video. 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€™s completed with all required permitsâ€™s 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€™s schedule your visit.

Built in 2006



## Essential Information

MLS® #	A2218235
Price	\$489,900
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	Trash, Visitor Parking, Snow Removal
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	25
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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