

\$515,000 - 255 Rockyspring Grove Nw, Calgary

MLS® #A2215564

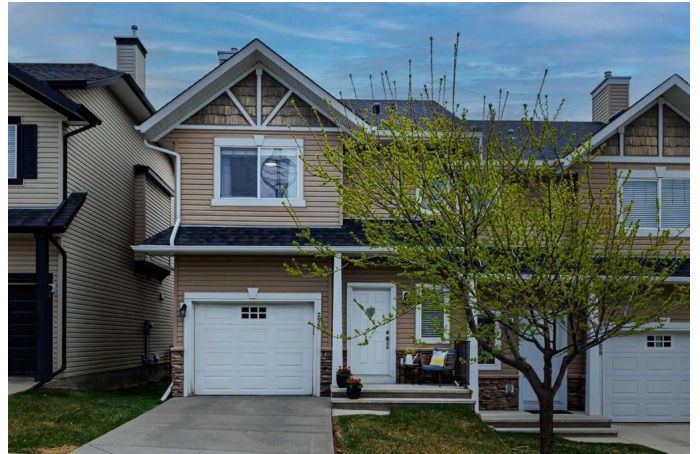
\$515,000

3 Bedroom, 3.00 Bathroom, 1,423 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully upgraded townhome, nestled in the sought-after community of Rocky Ridge. Offering a perfect blend of modern comfort and low-maintenance living, this home is ideal for families, professionals, or anyone looking to enjoy both convenience and space. Boasting 3 bedrooms, 2.5 bathrooms, and over 1,400 square feet of well-designed living space, this home also features an attached single-car garage, plus a private driveway for added parking. From the moment you step inside, you'll notice the pride of ownership and attention to detail throughout. Hardwood flooring leads you through the bright, open-concept main level—perfect for hosting or relaxing with family. The professionally renovated kitchen is a true highlight, showcasing extended white cabinetry, quartz countertops, stainless steel appliances, and a large island that invites conversation and ease during meal prep. From the dining area, step out onto the newly refinished composite deck (2022), where you can enjoy sunny mornings, quiet evenings, or summer BBQs. The eating area and kitchen are open to the main floor living room that is spacious and bright, creating a great atmosphere to gather. A convenient 2-piece powder room completes the main floor. Upstairs, the spacious primary bedroom features a walk-in closet and a refreshed 4-piece ensuite with upgraded white cabinetry, quartz counters, tiled floors, and a new tub with tiled walls. Two additional



bedrooms offer generous closet space with access to an additional full bathroom, beautifully renovated in the same timeless finishes. A cozy loft area adds flexibility—perfect for a reading nook, creative space, or a compact home office. The framed and wired basement is ready for your vision—whether you’re planning a home gym, office, or extra family room, the possibilities are wide open. Extensive updates include: renovated kitchen with extended island and quartz counters, refinished hardwood floors on main level, updated bathrooms with quartz counters, tiled flooring, and new fixtures, stainless steel appliances including washer, dryer, fridge, electric stove, microwave, hood fan, and dishwasher, new composite deck (2022), belt-drive garage opener, light fixtures throughout, new toilets (2024), hot water tank (2016). Furthermore, this home has been meticulously cared for in a smoke-free, pet-free environment. Unbeatable location—steps from natural ravines and scenic pathways, within walking distance to Rocky Ridge Shopping Centre, a five-minute drive to the Shane Homes YMCA and Rocky Ridge Community Centre, and just under an hour from Canmore and the Rockies. All within a professionally managed complex that takes care of the exterior and common area maintenance, offering true peace of mind. Don’t miss this opportunity to own a move-in ready home in one of Calgary’s most desirable communities. Book your showing today!

Built in 2006

Essential Information

| | |
|----------|-----------|
| MLS® # | A2215564 |
| Price | \$515,000 |
| 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 | 255 Rockyspring Grove Nw |
| Subdivision | Rocky Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 0A8 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | Playground, Recreation Facilities |
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Other |
| Lot Description | Low Maintenance Landscape |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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