

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

MLS® #A2215564

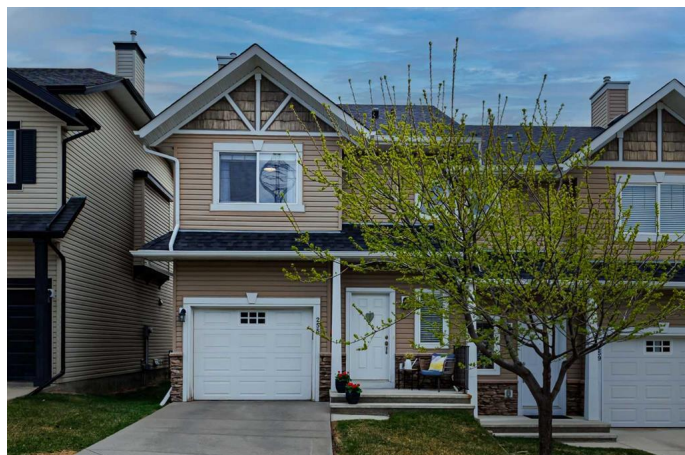
\$515,000

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 2 parking spaces with an attached garage and driveway. From the moment you step inside, you'll notice the pride of ownership and attention to detail throughout. Hardwood flooring and 9ft ceilings 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 flexibilityâ€”perfect for a reading nook, creative space, or a compact home office. The framed and wired basement is ready for your visionâ€”whether youâ€™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 locationâ€”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, snow removal, lawn care, trash and visitor parking offering true peace of mind. Donâ€™t miss this opportunity to own a move-in ready home in one of Calgaryâ€™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, Range Hood, Refrigerator, Washer, Window Coverings, Oven
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	9
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

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

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.