

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

MLS® #A2218235

**\$489,900**

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

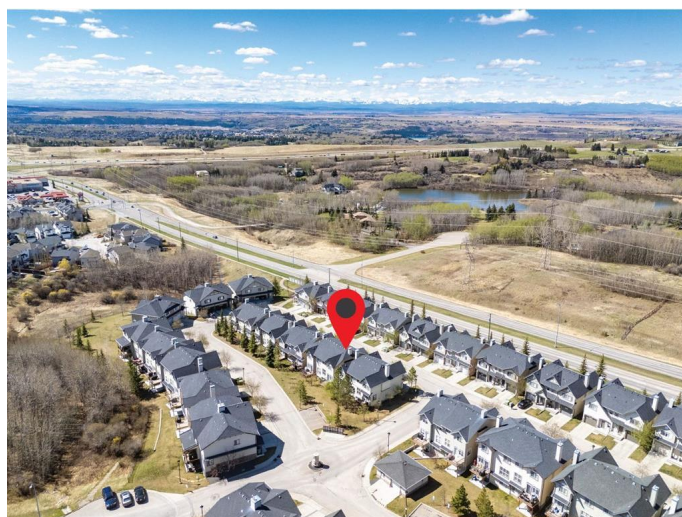
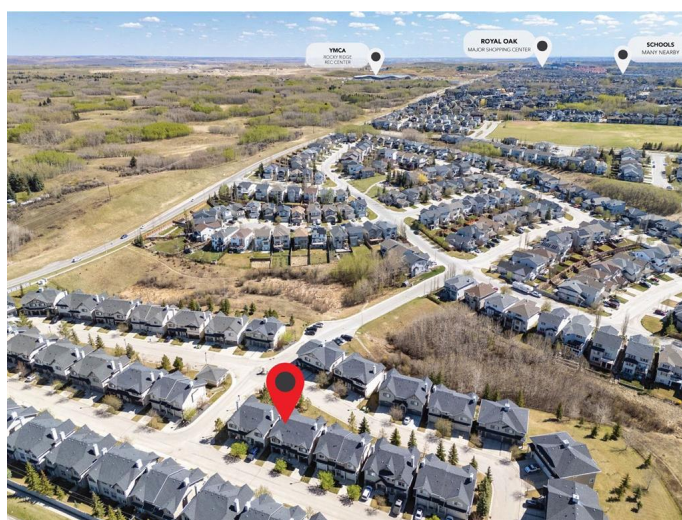
Rocky Ridge, Calgary, Alberta

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	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	48
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

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

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