

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

MLS® #A2218235

**\$489,900**

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

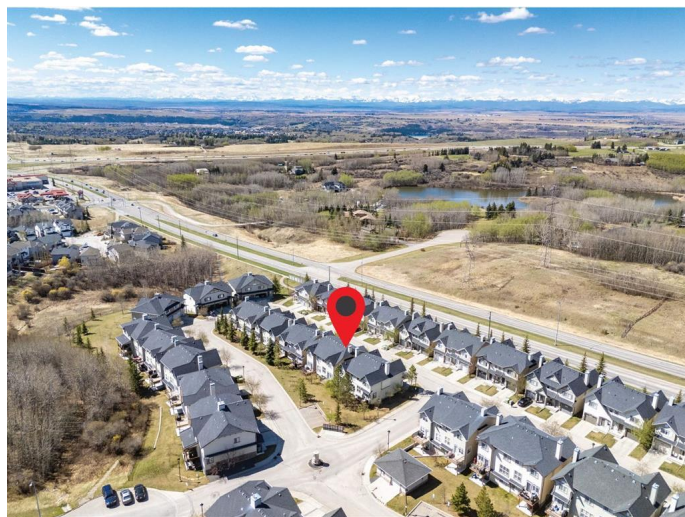
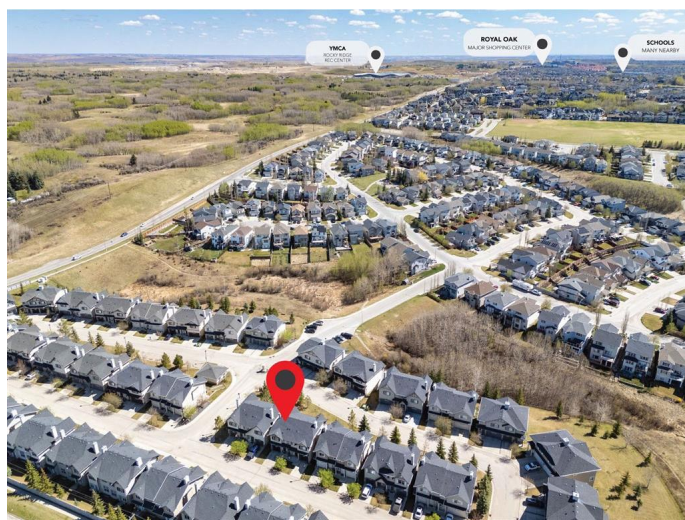
Rocky Ridge, Calgary, Alberta

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 | 35            |
| 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.