

# \$629,900 - 407 Valley Ridge Manor Nw, Calgary

MLS® #A2240087

**\$629,900**

2 Bedroom, 4.00 Bathroom, 1,815 sqft  
Residential on 0.00 Acres

Valley Ridge, Calgary, Alberta

Open House on Saturday, July 19th from 11am-1 & Sunday, July 20th from noon-2:30pm! Nestled in the heart of Valley Ridge backing onto the Golf Course, this incredible property won't disappoint. This beautiful townhome offers over 1800 sqft of exceptional living space, 2 Spacious Bedrooms with their own ensuite, upper floor laundry, a double attached garage and so much more. Upon entering, you'll notice a great flex space that's perfect for a home gym or office. Powder room and access to the garage to complete the main level. As you walk upstairs, you're greeted to an inviting main living area that features hardwood floors throughout, 9ft ceilings, a vast dining area and an open floor plan that's made for entertaining. The kitchen showcases stainless steel appliances that include a gas range, quartz countertops throughout, plenty of cabinet space, coffee bar and pantry. Enjoy your morning coffee in your cozy living room sitting next to your gas fireplace and host memorable on your spacious balcony with family and friends. Powder room to complete the 2nd level. The upper level is just as impressive. It features two Master Bedrooms, one with a 4 piece ensuite and the other with a 3 piece. Both bedrooms have walk in closets. Laundry room to complete the upper level. Conveniently located, only steps away from the golf course, Mulligan's lounge, the Bow River, parks and walking/bike pathways. Easy access to Highway 1, Stoney Trail and COP.



Come see this incredible property for yourself!

Built in 2013

### Essential Information

MLS® #	A2240087
Price	\$629,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,815
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	407 Valley Ridge Manor Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6C4

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Creek/River/Stream/Pond, Low Maintenance Landscape, Close to Clubhouse, On Golf Course
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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