

# \$729,800 - 212 Valley Ridge Heights Nw, Calgary

MLS® #A2250333

**\$729,800**

3 Bedroom, 3.00 Bathroom, 1,227 sqft  
Residential on 0.09 Acres

Valley Ridge, Calgary, Alberta

We are thrilled to introduce this impressive villa bungalow located in the picturesque Highlands of Valley Ridge. This beautifully maintained and extensively updated home reflects true pride of ownership throughout. The main level offers a spacious open-concept layout with 1,367 square feet of living space, highlighted by vaulted ceilings in the dining and living areas that lead to a generous deck equipped with a BBQ hookup—perfect for entertaining. The gourmet kitchen features granite countertops, upgraded stainless steel appliances, under-cabinet lighting, a walk-in pantry, and ample cupboard space. The primary bedroom comfortably accommodates a king-sized bed and includes a four-piece ensuite with a separate shower and a walk-in closet. A second bedroom, a two-piece bathroom, and convenient main floor laundry complete the upper level. Downstairs, the fully developed lower level is designed for relaxation and entertainment, featuring a large recreation room with a pool table, cozy fireplace, and TV sitting area. A spacious third bedroom and a four-piece bathroom provide additional comfort for guests. The expansive utility room offers space for a workshop, utility sink, and built-in shelving, while walk-out access leads to a private patio for quiet outdoor enjoyment. The double attached garage is drywalled, painted, and includes shelving for added convenience. Since 2018, the home has undergone numerous upgrades including triple-pane windows, blackout



silhouette window coverings in the bedrooms, a new air conditioner, furnace, and hot water tank, as well as improved insulation and ventilation. Additional enhancements include a refurbished main floor fireplace and mantel, a new garage door and operational mechanisms, fresh paint, new carpets, updated light fixtures, modern hardware throughout, an upgraded breaker box, electrical and plumbing systems, fully renovated bathrooms, and a new deck, eaves, downspouts, and landscaping. This villa bungalow presents a rare opportunity to enjoy a serene lifestyle in a beautifully updated home with views of the golf course. The Valley Ridge community offers quick access to both the mountains and downtown via Stoney Trail, along with numerous walking paths and nearby amenities. The Highlands of Valley Ridge is a vibrant neighborhood known for its friendly atmosphere and active social scene. Donâ€™t miss your chance to own this exceptional property in one of Calgaryâ€™s most desirable locations.

Built in 1998

**Essential Information**

MLS® #	A2250333
Price	\$729,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	212 Valley Ridge Heights Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5T3

## Amenities

Amenities	Clubhouse, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Close to Clubhouse, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	M-CG d40

**Listing Details**

Listing Office                    RE/MAX Real Estate (Mountain View)

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