$749,900 - 72 Rockyledge Crescent Nw, Calgary

MLS® #A2247613

$749,900
4 Bedroom, 3.00 Bathroom, 2,356 sqft
Residential on 0.11 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 72 Rockyledge Crescent - a 4 bedroom up home with a fantastic floorplan at the edge of Rocky Ridge. This massive home is ready for you and your larger family to call it home and turn it into a gem. With 4 bedrooms up and a lofted area that is ideal to make it a family room or an office for the kids to do homework. The main floor boasts a traditional living room with soaring high ceilings and a formal dining area. The family room is complete with a corner fireplace and large windows facing East. There is a large kitchen nook where your family can have meals right beside the large kitchen that has an island and a walkthrough pantry. The basement is unfinished and awaiting your personal touches. With 3 windows down, it would be easy to add 2 more bedrooms and a recreation room along with a full bathroom. If you've been wondering where you can apply your handyman skills to build a great future for your family - look no further! This home is for you! Come by the Open House or call your REALTORÂ® for a viewing today.

Built in 2002

Essential Information

MLS® #	A2247613
Price	$749,900
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,356
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	72 Rockyledge Crescent Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5M9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Pantry, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot, Interior Lot, Sloped Up

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	13
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark

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