

# \$619,900 - 70 Rocky Ridge Green Nw, Calgary

MLS® #A2210562

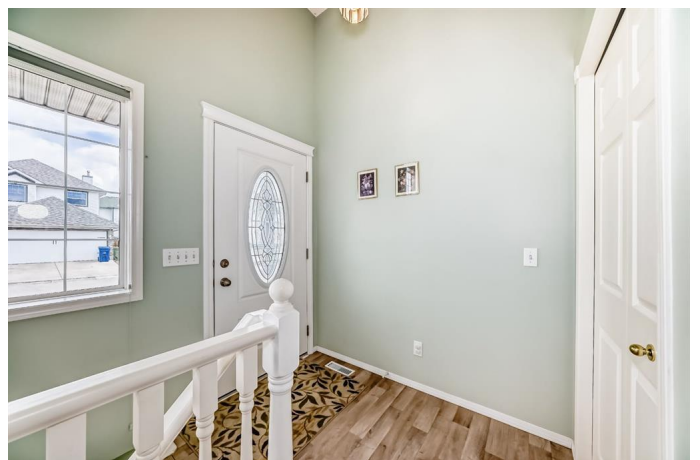
**\$619,900**

2 Bedroom, 3.00 Bathroom, 906 sqft  
Residential on 0.13 Acres

Rocky Ridge, Calgary, Alberta

Open house Sunday April 13th 1-3pm.  
Welcome to 70 Rocky Ridge Green NW—a beautifully designed bi-level home in the heart of the sought-after Rocky Ridge community. Combining comfort, functionality, and prime location, this residence offers a warm and inviting atmosphere from the moment you step inside. The main floor welcomes you with an open foyer, featuring soaring ceilings and large windows that flood the space with natural light. Upstairs, the kitchen and dining area overlook the lower level, creating an airy, connected feel. The spacious primary bedroom boasts generous windows and a luxurious 4-piece ensuite with a soaker tub, while a second bedroom, another 4-piece bathroom, and laundry facilities complete this level—along with convenient backyard access. Downstairs, the cozy family room centers around a striking 3-sided gas fireplace, offering ample space for multiple seating areas. A well-appointed 4-piece bathroom and a versatile flex room—perfect for a games room, home gym, or playroom—add to the lower level’s appeal. With walk-out/walk-up access to the backyard, this home seamlessly blends indoor and outdoor living. Meticulously maintained and lovingly cared for, HWT(2022), 70 Rocky Ridge Green NW is ready to become your dream home. Don’t miss this exceptional opportunity—schedule your viewing today!

Built in 1998



## Essential Information

MLS® #	A2210562
Price	\$619,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	906
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	70 Rocky Ridge Green Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4R4

## Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	14
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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