

# \$720,000 - 72 Rockyledge Crescent Nw, Calgary

MLS® #A2247613

## \$720,000

4 Bedroom, 3.00 Bathroom, 2,356 sqft

Residential on 0.11 Acres

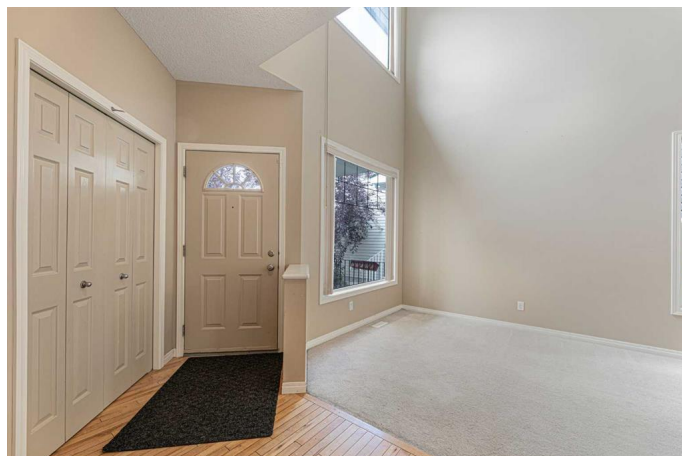
Rocky Ridge, Calgary, Alberta

NEW PRICE!!! 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 REALTOR® for a viewing today.

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2247613  |
| Price     | \$720,000 |
| 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, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Track Lighting |
| 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, Interior Lot, Rectangular 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 | 88                |
| Zoning         | R-CG              |
| HOA Fees       | 263               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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