116 Rockyledge Crescent NW

Calgary | Active | MLS® A2352575

$599,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2002**	**1,100 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Open House Saturday, Nov 14th, 12:00 pm - 02:00 pm. ***A unique Property and a comparable property are hard to find***. Welcome to 116 Rockyledge Crescent NW, a thoughtfully designed reverse walkout bungalow in the highly desirable community of Rocky Ridge, offering approximately 2,100 sq. ft. of total developed living space. The main floor provides approximately 1,100 sq. ft. above grade and features a spacious living room, a functional kitchen with pantry, a dedicated dining area, two bedrooms, and a full 4-piece bathroom. The generous primary bedroom also includes a walk-in closet. The main-floor living room opens onto a private balcony where you can relax and enjoy gorgeous mountain views, adding a beautiful outdoor extension to the living space and making it an ideal spot for morning coffee or evening sunsets. The developed lower level adds excellent versatility with a third bedroom, another 4-piece bathroom, laundry/utility area, storage, and an impressive recreation room perfect for large gatherings, making this level ideal for a family room, entertainment space, home office, or extended-family living. With a bedroom, full bathroom, large recreation area, and functional lower-level layout, the basement also offers excellent potential for future conversion into a legal secondary suite, subject to City of Calgary approval and all applicable requirements. This could provide an attractive opportunity for rental income or create a comfortable, more private living arrangement for elderly parents or extended family.? The home also includes a double-car attached garage?. Offering 3 bedrooms, 2 full bathrooms, approximately 2,100 sq. ft. of developed living space, a reverse-walkout design, mountain views, and excellent future potential, this Rocky Ridge home combines space, flexibility, and functionality in a sought-after northwest Calgary location. Call today to book a private viewing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352575
Bedrooms	3
Bathrooms	2
Year Built	2002
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,100 sq. ft.
Main Level Finished Area:	1,100 sq. ft.
Below Grade Finished Area:	1,037 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,661 sq. ft.
Lot Frontage:	23'
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	5
Year built:	2002 (Age: 24)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0211444
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Lower Level
HOA Fee:	$262.50
City Quadrant:	Northwest
Community:	Rocky Ridge
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11'8" × 8'11" ·
Main Floor	Dining Room · 15'3" × 8' ·
Main Floor	Kitchen · 17'7" × 9' ·
Main Floor	Living Room · 19'1" × 18'5" ·
Main Floor	Bedroom - Primary · 17'3" × 11'8" ·
Basement	Bedroom · 11'10" × 11'1" ·
Basement	Foyer · 8'1" × 7'3" ·

Basement	Laundry · 10'6" × 7'4" ·
Basement	Game Room · 33'4" × 16'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Cul-De-Sac, Interior Lot, Irregular Lot, Landscaped, No Back Lane, Pie Shaped Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-rockyledge-crescent-nw-calgary-a2352575/

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