16 Rockcliff Point NW

Calgary | Active | MLS® A2344051

$954,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2008**	**2,810.2 sq. ft.**

Your next move starts with a conversation.

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Listed by Diamond Realty & Associates Ltd

A closer look

Estate area in a fantastic location. Well sought after property in Rock Lake Estates.
This executive two-storey home is cornering onto a treed green space and offering quick access to parks, walking paths, top-tier schools, and major routes including Crowchild Trail, Stoney Trail, and Highway 1A for easy mountain getaways. Close to all amenities of Nose Hill Drive, C- train only mins away, and mins to the river. With over 3,700 square feet of developed living space, this home provides ample room for a growing family. Enter into a large foyer with 20-foot ceilings and an open spiral staircase. Circular open staircase presents a very open-concept connecting the spacious living room, complete with a three-sided gas fireplace, to the dining area and gourmet kitchen. The kitchen features stainless steel appliances, a gas range, built-in oven and microwave, granite countertops, a large working island with eating bar, and a corner pantry. Maple hardwood flooring flows throughout the main level, which also features a private office with double doors, a walk-through mudroom with abundant storage connecting the front entry to the attached back landing going to the double garage, a generous laundry room, and a stylish two-piece bathroom. Step outside from the kitchen to a large deck, perfect for relaxing or entertaining while overlooking the fully fenced and landscaped backyard. Upstairs, you'll find a spacious bonus room with a built-in entertainment centre and gas fireplace, offering mountain views on clear days. The master bedroom is its own private retreat , featuring a three-sided fireplace, private upper deck, and an ensuite with steam shower, jetted soaker tub, dual vanities, and a large walk-in closet. Two additional bedrooms and a four-piece bathroom complete the upper level, with new vinyl plank flooring in the upstairs bathroom and updated lighting in all bathrooms above grade. The fully finished basement adds even more livable space and offers excellent potential for future customization, featuring a large recreation area, two additional bedrooms, a three-piece bathroom, and durable vinyl plank flooring throughout. This property has tons of room for potential investment growth. Great investment opportunity.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344051
Bedrooms	5
Bathrooms	4
Year Built	2008
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:	2,810.2 sq. ft.
Main Level Finished Area:	1,212 sq. ft.
Below Grade Finished Area:	916.3 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,295 sq. ft.
Lot Frontage:	21'10"
Lot Details:	6.65 x 31.87 x 23.78 x 37.76
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2008 (Age: 18)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0413124
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	3
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level, Sink
HOA Fee:	$263.00
City Quadrant:	Northwest
Community:	Rocky Ridge
Amenities:	None
Appliances:	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Entrance · 10'4" × 6'2" ·
Main Floor	Walk-In Closet · 7'3" × 6' ·
Main Floor	Office · 10'8" × 9'11" ·
Main Floor	Living Room · 17'11" × 17'5" ·

Main Floor	Breakfast Nook · 12'7" × 11'2" ·
Main Floor	Kitchen · 13'3" × 10'4" ·
Main Floor	Dining Room · 16'4" × 9'7" ·
Main Floor	Laundry · 7'10" × 5'4" ·
Upper Level	Bonus Room · 22'5" × 19'5" ·
Upper Level	Bedroom · 13'9" × 11'2" ·
Upper Level	Bedroom · 11'8" × 9'10" ·
Upper Level	Bedroom - Primary · 16'7" × 16' ·
Upper Level	Walk-In Closet · 8'10" × 8'8" ·
Upper Level	Balcony · 11'10" × 5'7" ·
Basement	Flex Space · 27'8" × 15'9" ·
Basement	Furnace/Utility Room · 19' × 10'4" ·
Basement	Bedroom · 16'5" × 10'3" ·
Basement	Bedroom · 13'2" × 9'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Yard, Low Maintenance Landscape, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-rockcliff-point-nw-calgary-a2344051/

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