263 Valley Brook Circle NW

Calgary | Active | MLS® A2355326

$630,000



Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1998**	**2,044 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Optimum Realty Group

A closer look

Rarely does a home offer this combination of space, location, and setting! Welcome to this beautifully maintained four-bedroom family home, ideally situated at the end of a quiet cul-de-sac in the sought-after community of Valley Ridge. Backing onto green space, this exceptional property offers privacy, a peaceful setting, and an ideal environment for family living. The bright, open-concept main floor features a sunny island kitchen with a spacious breakfast nook. The inviting family room features a gas fireplace, while the main floor den and laundry add everyday convenience. Upstairs, you'll find four generous bedrooms, including a spacious primary retreat complete with a 4Pcs ensuite. The sunny east-facing backyard is a wonderful outdoor escape, plenty of room to relax and entertain. Located on one of Valley Ridge's desirable family-friendly streets, you'll enjoy easy access to golf, walking and biking trails, parks, and community amenities. With convenient access to downtown Calgary and the mountains, this is a wonderful opportunity to own a special family home in an outstanding location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355326
Bedrooms	4
Bathrooms	3
Year Built	1998
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:	2,044 sq. ft.
Main Level Finished Area:	1,100 sq. ft.
Upper Level Finished Area:	944 sq. ft.

Acreage:	No
Lot Area:	4,746 sq. ft.
Lot Frontage:	36'1"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1998 (Age: 28)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9711576
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Wood
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Valley Ridge (Calgary)
Appliances:	None
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 14'1" × 9'11" ·
Main Floor	Breakfast Nook · 12' × 7'1" ·
Main Floor	Family Room · 15'9" × 13'2" ·
Main Floor	Den · 9' × 7'10" ·
Main Floor	Dining Room · 10'4" × 8'6" ·
Main Floor	Laundry · 8'2" × 5'9" ·
Upper Level	Bedroom - Primary · 15'11" × 13'3" ·
Upper Level	Bedroom · 10'10" × 10'2" ·
Upper Level	Bedroom · 10'10" × 10'2" ·
Upper Level	Bedroom · 10'10" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features
Exterior Features:	Garden, Private Yard

Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, No Back Lane, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/263-valley-brook-circle-nw-calgary-a2355326/

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