280 Rockyspring Grove NW

Calgary | Active | MLS® A2340351

$475,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**1,413.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Beautifully maintained three-bedroom townhome in Rocky Ridge with a new price that positions it among the strongest values in the area. Every inch of this home shows pride of ownership, from the rich hardwood floors and 42" espresso cabinetry to the granite countertops, stainless steel appliances, slate accents, and elegant 9' doors. The neutral palette creates a warm, modern feel throughout.
The bright, well-designed upper level features three spacious bedrooms, a generous landing ideal for a lounge or desk area, and convenient upper-floor laundry. This home is a rare standout with professional smart wiring, including multi-room audio-perfect for entertaining or unwinding.
The west-facing deck offers unobstructed mountain views! Minutes away from Bearspaw Golf and Country Club. The oversized single attached garage plus extra front parking adds everyday practicality. The fully developed lower level provides a huge family room, giving you even more space to spread out.
Located in the highly desirable Rocky Ridge Ranch, you’re steps from walking paths, ravines, mountain views, shopping, playgrounds, and quick access to Crowchild Trail and the highway. In a stable micro market where well-priced homes are seeing increased activity, this property delivers exceptional value for buyers seeking quality, space, technology upgrades, and views.
Luxury, lifestyle, and location-this Rocky Ridge home truly has it all.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340351
Bedrooms	3
Bathrooms	3
Year Built	2006
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,413.25 sq. ft.
Main Level Finished Area:	603.92 sq. ft.
Upper Level Finished Area:	809.33 sq. ft.
Below Grade Finished Area:	583.42 sq. ft.
Condo Fee:	$449.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	201 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0610971
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Slab

New Constr.:	No
Construction Material:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Upper Level
HOA Fee:	$262.50
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	High Pointe Estates
Community:	Rocky Ridge
Amenities:	Trash, Visitor Parking
Appliances:	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Instant Hot Water, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 11'6" × 10'3" ·

Main Floor	Dining Room · 9'2" × 8'2" ·
Main Floor	Foyer · 10' × 5'9" ·
Main Floor	Living Room · 15' × 11' ·
Upper Level	Laundry · 5'3" × 3'11" ·
Upper Level	Bedroom - Primary · 14'4" × 10'10" ·
Upper Level	Bedroom · 12'7" × 10'11" ·
Upper Level	Bedroom · 10'7" × 8'9" ·
Basement	Family Room · 19'3" × 16'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch, Patio, Porch, Rear Porch
Lot Features:	Back Yard, Landscaped, Lawn, No Neighbours Behind, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/280-rockyspring-grove-nw-calgary-a2340351/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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