

# \$619,000 - 407 Valley Ridge Manor Nw, Calgary

MLS® #A2240087

**\$619,000**

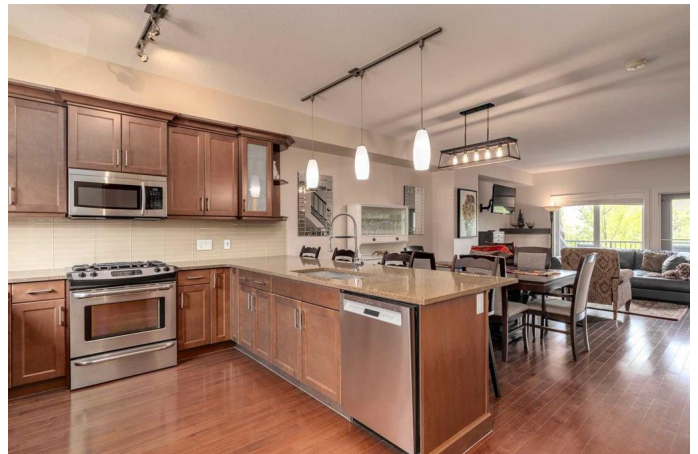
2 Bedroom, 4.00 Bathroom, 1,815 sqft

Residential on 0.00 Acres

Valley Ridge, Calgary, Alberta

Nestled in the heart of Valley Ridge backing onto the Golf Course, this incredible property won't disappoint. This beautiful townhome offers over 1800 sqft of exceptional living space, 2 Spacious Bedrooms with their own ensuite, upper floor laundry, a double attached garage and so much more. Upon entering, you'll notice a great flex space that's perfect for a home gym or office. Powder room and access to the garage to complete the main level. As you walk upstairs, you're greeted to an inviting main living area that features hardwood floors throughout, 9ft ceilings, a vast dining area and an open floor plan that's made for entertaining. The kitchen showcases stainless steel appliances that include a gas range, quartz countertops throughout, plenty of cabinet space, coffee bar and pantry. Enjoy your morning coffee in your cozy living room sitting next to your gas fireplace and host memorable on your spacious balcony with family and friends. Powder room to complete the 2nd level. The upper level is just as impressive. It features two Master Bedrooms, one with a 4 piece ensuite and the other with a 3 piece. Both bedrooms have walk in closets. Laundry room to complete the upper level. Conveniently located, only steps away from the golf course, Mulligan's lounge, the Bow River, parks and walking/bike pathways. Easy access to Highway 1, Stoney Trail and COP. Come see this incredible property for yourself!

Built in 2013



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2240087      |
| Price          | \$619,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,815         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 407 Valley Ridge Manor Nw |
| Subdivision | Valley Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3B 6C4                   |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Basement          | None                                                                                   |
| <b>Exterior</b>   |                                                                                        |
| Exterior Features | Balcony, BBQ gas line                                                                  |
| Lot Description   | Close to Clubhouse, Creek/River/Stream/Pond, Low Maintenance Landscape, On Golf Course |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stone, Stucco, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 50              |
| Zoning         | DC              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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