

\$579,900 - 140 Valley Ridge Heights Nw, Calgary

MLS® #A2264068

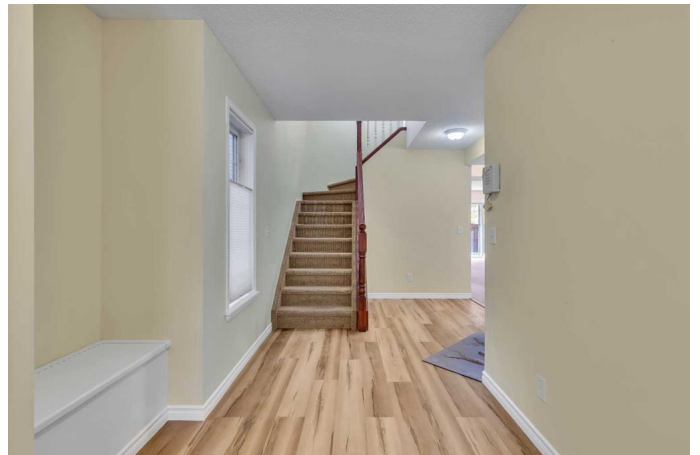
\$579,900

2 Bedroom, 3.00 Bathroom, 2,042 sqft

Residential on 0.06 Acres

Valley Ridge, Calgary, Alberta

INTRODUCTION: Welcome to Valley Ridge! Nestled within the Highlands of Valley Ridge complex, this air conditioned bungalow-style villa provides a harmonious blend of comfort and community living. The area is well known for its vibrant social scene, offering residents opportunities to connect and participate in events throughout the year. **MAIN LEVEL FEATURES:** Upon entering the home, you are greeted by a spacious and inviting main level. A family room, highlighted by a corner gas fireplace, creates a warm atmosphere ideal for relaxation. The main level also includes a full four-piece bathroom, ensuring convenience for both residents and guests. Step outside to your private patio, a perfect spot for unwinding and enjoying the fresh air. **UPPER-LEVEL LIVING:** The upper level showcases an open-concept design that enhances the sense of space and light. Striking new vinyl planking flooring extends throughout the area, while large windows and patio doors flood the space with sunshine. The kitchen is equipped with ample cupboard space, generous countertops, a large island for quick meals, and a corner pantry for storage. Adjacent to the kitchen, the living room features another corner gas fireplace and a dining area, providing an excellent setting for entertaining or relaxing with family and friends. **BEDROOMS AND BATHROOMS:** the primary bedroom is spacious and includes a walk-in closet and a three-piece ensuite for added privacy and comfort. There is an additional bedroom,



accompanied by a four-piece bathroom, making this home suitable for families or guests. Laundry facilities are conveniently located on this level as well. COMMUNITY AND LOCATION: Beyond the home itself, Valley Ridge is a thriving community with an active association that organizes events such as Music in the Garden, Yoga in the Park, and a Community Garden. Residents enjoy access to numerous parks and trails, with quick connections to Stoney Trail, downtown Calgary, and both the northern and southern parts of the city. The scenic mountains are only a 45-minute drive away, offering further opportunities for recreation and exploration. SCHEDULE YOUR PRIVATE TOUR: Do not miss the chance to experience this exceptional home and community. Schedule your private tour today and discover all that Valley Ridge has to offer!

Built in 1998

Essential Information

MLS® #	A2264068
Price	\$579,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	2,042
Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	140 Valley Ridge Heights Nw
Subdivision	Valley Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 5T3

Amenities

Amenities	Clubhouse, Parking, Party Room, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2025
Days on Market	20
Zoning	M-CG d40

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.