

# \$689,800 - 6 Valley Ridge Heights Nw, Calgary

MLS® #A2236456

**\$689,800**

3 Bedroom, 3.00 Bathroom, 1,383 sqft  
Residential on 0.11 Acres

Valley Ridge, Calgary, Alberta

Welcome to Your Charming Villa Bungalow. Discover this beautifully maintained air-conditioned villa bungalow, offering both comfort and functionality within the sought-after condo complex of the Highlands of Valley Ridge. One of the larger bungalows in the community with 1383 sq ft, this home showcases an open floor plan that harmonizes style with practicality. As you step through the wide foyer, you are greeted by an inviting open concept that is both spacious and cozy. The kitchen and living space boasts ample counter and cupboard space, featuring: Stainless steel appliances, kitchen island complete with a breakfast bar, granite countertops, convenient corner pantry. The living room provides a comfortable atmosphere, highlighted by a gas fireplace situated between two large windows that flood the space with natural light. The dining area seamlessly connects to the deck, creating an ideal spot for relaxation. The generously sized primary suite includes a full 4-piece ensuite and walk-in closet. Additionally, there is a second bedroom and a 4-piece bathroom, ensuring ample space for guests. A dedicated main floor laundry room, equipped with a washer and dryer, enhances the home's practicality. Descending to the basement, you'll discover a spacious bedroom with a well-appointed 4-piece bathroom, large rec room featuring a gas fireplace and a wet bar. For outdoor entertaining, take advantage of the welcoming patio. The double attached



garage includes epoxy flooring. This well-managed complex also hosts an active social club, fostering a strong sense of community. With convenient access to both the city and the mountains, this move-in-ready home is eagerly awaiting your personal touch.

Built in 2003

### Essential Information

MLS® #	A2236456
Price	\$689,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,383
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	6 Valley Ridge Heights Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5T3

### Amenities

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

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Kitchen
-------------------	---

	Island, Open Floorplan, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Close to Clubhouse
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	2
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.