

\$749,900 - 199 Valley Glen Heights Nw, Calgary

MLS® #A2241411

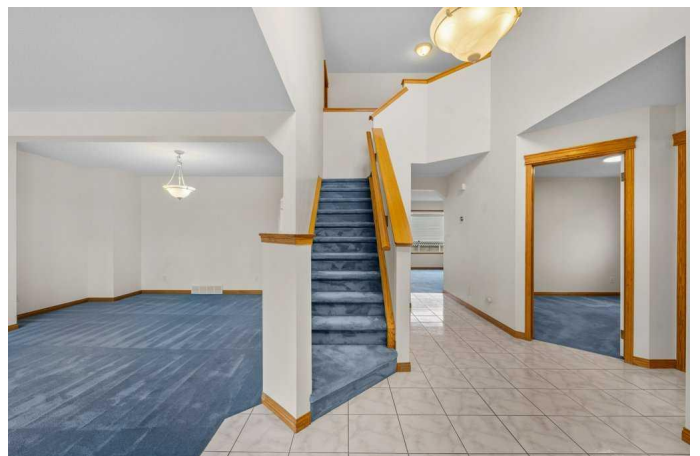
\$749,900

5 Bedroom, 4.00 Bathroom, 2,360 sqft

Residential on 0.12 Acres

Valley Ridge, Calgary, Alberta

Beautiful Valley Ridge offers an ideal location bordering the Bow River nature reserve with miles of pathways to enjoy strolls thru nature as well as community greenspaces & parks to enjoy some leisure time in. Perfect for the golfing enthusiast as you have direct access to the Valley Ridge golf course. Excellent schools, quick access to City Centre & access to shopping conveniences such as Trinity Hills shopping complex, Calgary Farmers Market, C.O.P & the Climbing Centre. Very active Community Association offering programs & activities to enjoy with your neighbours! Prime location on a quiet, family-friendly street. The original owner has meticulously maintained & upgraded the home over the years. Newer: shingles, furnace, hot water tank, appliances, Poly-B plumbing all replaced with PEX, air conditioning, central vac. The basement is fully developed (with permits) & adds a large recreation room, 5th bedroom, full bath, storage room & mechanical area. There is room for everyone with 4 bedrooms upstairs plus a main floor den, living & dining rooms plus a huge kitchen with island & breakfast nook all open to the spacious family room. Cozy gas fireplace, vaulted ceilings, classic oak trim & lots of windows welcoming loads of natural light. Huge lot 46'x116' with beautiful yards, mature perennial plants, large patio with fire pit & a maintenance free, sunny deck with modern glass railings to enjoy family time and BBQ™s! Awesome, custom built storage shed with an architectural flair. This home



offers tremendous value!

Built in 1998

Essential Information

MLS® #	A2241411
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,360
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	199 Valley Glen Heights Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5P9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage, Fire Pit, Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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