



**184 Valley Ridge Heights NW  
Calgary, Alberta**

**MLS # A2303638**

**\$529,800**



<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,870 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d40
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Pantry, Skylight(s), Storage, Walk-In Closet(s)		

**Inclusions:** None

Located in Valley Ridge, this reverse bungalow-style villa in the Highlands of Valley Ridge offers a double-attached garage, three full bathrooms, new furnace and decking in 2025 and 1,869 sq ft of developed living space. The main entry opens to a spacious foyer with access to the lower level, featuring a bright family room with walkout to a covered patio, a full bathroom, mechanical room, and ample storage. The upper floor includes a generous kitchen with corner pantry, a dining area with access to a sunny deck and a large living room with a bay window and corner fireplace. The primary bedroom is well sized with a walk-in closet and a three-piece ensuite. A second bedroom and a four-piece bathroom provide flexibility for guests or family, with laundry conveniently located on this level. The home is well maintained and presents a great opportunity for a buyer to add their own personal touches. Valley Ridge is an established community with an active association offering events such as Music in the Garden, Yoga in the Park, and a community garden. Residents enjoy access to parks and pathways, with quick connections to Stoney Trail, downtown Calgary, and all quadrants of the city, while the mountains are approximately 45 minutes away.