



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

**MLS # A2123308**



**\$539,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	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>	\$ 472
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d40
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Chairlift for the stairs

Welcome to The Highlands of Valley Ridge, a great community within the community. This end unit has been freshly updated with new flooring and paint throughout. This wonderful unit features a large and open living and dining area, with the living area having a gas fireplace. The kitchen offers plenty of space with access to a large deck with gas hookup. The bedrooms are both of a good size and the primary bath featuring a new walk-in bathtub. The lower level features a large rec room, 3 pce bath and a double heated garage. Oh and did i mention that there is central air conditioning? Check this beautiful property out while it lasts.