



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

MLS # A2316249



\$449,800

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 532
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d40
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Pantry, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: None

Located in Valley Ridge, this reverse bungalow-style villa with main living areas on the upper level in the Highlands of Valley Ridge offers a double-attached garage, three full bathrooms, 1,233 sq ft on the main floor and 636 sq ft on the lower walk out, for 1869 sq ft of developed living space, with an updated furnace and the decking resurfaced in 2025. 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 & laundry conveniently located on this level. The home is well maintained and priced to allow a buyer the opportunity to update and personalize the space to their own tastes. 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 close access to parks and pathways, Valley Ridge Golf Club, quick connections to Stoney Trail, downtown Calgary, and all quadrants of the city, while the mountains are approximately 45 minutes away.