



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**427 Rocky Ridge Bay NW
Calgary, Alberta**

MLS # A2322547



\$720,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,195 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

Welcome to 427 Rocky Ridge Bay NW, nestled on a quiet cul-de-sac in the highly sought-after community of Rocky Ridge. Offering 2,195 sq. ft. of above-grade living space, this well-maintained two-storey home features 3 spacious bedrooms, a main-floor den perfect for a home office, and an excellent family-friendly layout. This foreclosure sale presents a rare opportunity for buyers, investors, or renovators to secure a great property in an established Northwest Calgary community. Enjoy generous living spaces, a functional floor plan, and a prime location close to parks, schools, shopping, transit, and Rocky Ridge amenities. Don't miss your chance to unlock the potential of this exceptional home in one of Calgary's most desirable neighbourhoods.