

\$614,900 - 303 Valley Ridge Manor Nw, Calgary

MLS® #A2245883

\$614,900

2 Bedroom, 4.00 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Valley Ridge, Calgary, Alberta

Ask us how you can get 2 months paid condo fees!!! Welcome to 303 Valley Ridge Manor NW—where nature, lifestyle, and luxury meet. Nestled in a quiet, upscale complex backing the Valley Ridge Golf Course, this beautifully maintained three-storey end-unit townhome offers over 1,800 sq ft of thoughtfully designed living space and unbeatable walkability to green space, pathways, and the Bow River. Whether you're an avid golfer or a nature lover, this location gives you direct access to both—step out your door and onto the course or explore scenic trails that lead all the way to Bowness Park. Inside, you'll find two spacious bedrooms, each with its own ensuite and walk-in closet, plus a convenient upper-floor laundry room. The main living level showcases hardwood floors, extra windows for added natural light, high ceilings, and a welcoming open floorplan. The chef-inspired kitchen features granite countertops, an induction range, and a furniture-style pantry, with a flexible nook perfect for a home office or breakfast table. The cozy family room with a gas fireplace opens to a sunny balcony—ideal for al fresco dining or relaxing after a long day. With two outdoor spaces, you can choose to bask in the sun, or opt for a bit more shade. Here you have choice! A lower-level flex room adds even more functional space, perfect for a home gym or media room. Additional highlights include a double attached garage, upgraded lighting, Hunter Douglas blinds, a Nest thermostat, and



low-maintenance landscaping. This turnkey townhome is the perfect blend of peaceful living and urban convenienceâ€”steps to the golf course and moments to the city. Notable upgrades include: Newer fridge, stove, dishwasher, hood fan, hot water tank, and ceiling fans! For more information, floor plans and photos, click the links below! (id:6289)

Built in 2013

Essential Information

Listing #	A2245883
Price	\$614,900
Bedrooms	2
Bathrooms	4.00
Half Baths	2
Square Footage	1,807
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	303 Valley Ridge Manor Nw
Subdivision	Valley Ridge
City	Calgary
Province	Alberta
Postal Code	T3B6C4

Amenities

Amenities	Golf Course, Park
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Cooktop - Induction
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Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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