

# \$675,000 - 112 Rockledge Crescent Nw, Calgary

MLS® #A2227452

**\$675,000**

5 Bedroom, 3.00 Bathroom, 1,500 sqft  
Residential on 0.09 Acres

Rocky Ridge, Calgary, Alberta

This beautifully renovated reverse walk-out bungalow offers over 2,600 sq. ft. of developed living space and incredible versatility for multi-generational living or income potential. Extensively upgraded just three years ago, it features 5 bedrooms—3 up and 2 down—and 3 full bathrooms, including a luxurious 5-piece ensuite with double sinks, custom tile, and a multi-body spray shower in the primary suite. The illegally suited basement has a separate entrance, sound-barrier insulation, forced air and electric heat, and is ideal for rental income or short-term stays like Airbnb or VRBO. The upper level boasts 9'™ ceilings, hand-scraped hardwood and tile floors, newer baseboards and millwork, and a renovated kitchen with full-height espresso cabinetry, granite island, stainless steel appliances, and tile backsplash. The open-concept living space includes a fireplace area that functions as a family room or dining space, a large upper-level family room with built-ins and mountain views, and a bay-windowed primary bedroom with a walk-in closet. The main bath upstairs has been renovated with a jetted tub/shower combo. Outside, enjoy a private low-maintenance backyard, large deck, and a shed with a built-in fridge. A newer steel roof offers long-term durability, and the property is conveniently located just a 15-minute walk from the train station. The washer and dryer are included and located near the suite entry. If desired, furnishings such as the master



bedroom furniture, kitchen table and chairs, alarm system, outdoor fridge, and all furniture and accessories in the illegal suite (excluding the couch, chair, and lamp) can stay with the home.

Built in 2003

### **Essential Information**

MLS® #	A2227452
Price	\$675,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,500
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	112 Rockyledge Crescent Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5N1

### **Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Suite, See Remarks

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped
Roof	Metal
Construction	Brick, Metal Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Real Estate District
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