

# \$639,900 - 303 Valley Ridge Manor Nw, Calgary

MLS® #A2245883

**\$639,900**

2 Bedroom, 4.00 Bathroom, 1,807 sqft

Residential on 0.00 Acres

Valley Ridge, Calgary, Alberta

\*\*\* Seller is offering 2 months of free 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!

Built in 2013

### Essential Information

MLS® #	A2245883
Price	\$639,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,807
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	303 Valley Ridge Manor Nw
Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6C4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	23
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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