

*Rocky Ridge*

122 ROCKY RIDGE  
VILLAS NW



Kelly McKelvie

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[TheMcKelvieGroup.com](http://TheMcKelvieGroup.com)



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# 122 ROCKY RIDGE VILLAS NW

Tucked into a quiet pocket of Rocky Ridge, this bungalow villa offers the ease of condo living - lawn care and snow removal handled for you. Inside, vaulted ceilings and bright, neutral interiors set an open, airy tone. A bow window anchors the front flex room, ready to serve as a formal dining room, home office, or quiet sitting area, while a secondary main-floor bedroom or flex space and a full bathroom add everyday versatility. The mudroom with laundry leads directly to the attached double garage. At the centre of the home, a white kitchen with tiered island opens to a sunny dining nook that flows out to the back deck - an inviting spot for morning coffee beneath the canopy of mature trees. The adjoining family room feels generously proportioned, with a fireplace flanked by windows that frame the greenery beyond. The primary bedroom offers a walk-in closet and a four-piece ensuite with jetted tub and separate shower. Downstairs, the walkout level expands the living space considerably. A spacious rec room is warmed by a second fireplace and grounded by oak built-ins on either side, with a wet bar tucked nearby and direct access to the backyard. Another bedroom and full bathroom provide comfortable accommodation for guests or extended family, and a substantial unfinished area awaits - generous storage today or further development tomorrow. Outside, mature trees offer welcome privacy at both ground level and from the upper deck. Beyond the home itself, living here includes Rocky Ridge Ranch Homeowners Association amenities - a private lake, tennis and pickleball courts, skating rink, and splash park - plus pathways, parks, and playgrounds just steps away. Pets are permitted with board approval (up to two). First-time to market from the original owner, and ready for its next chapter.

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## 122 Rocky Ridge Villas NW Calgary, AB T3G 4R3

**Residential**  
**Active**

**A2308176**

**DOM:** 0

**LP:** \$650,000.00

**OP:** \$650,000.00

**PD:**



<b>Class:</b>	Semi Detached (Half Duplex)	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Rocky Ridge
<b>Type:</b>	Duplex	<b>Ttl Beds:</b>	3
<b>Levels:</b>	One	<b>F/H Bth:</b>	3/0
<b>Year Built:</b>	1998	<b>RMS SQFT:</b>	1,507.10
<b>LINC#:</b>	<a href="#">0027452887</a>	<b>LP/SF:</b>	\$431.29
<b>Arch Style:</b>	Attached-Side by Side, Bungalow	<b>Suite:</b>	No
<b># Illegal Suite:</b>	0	<b># Legal Suite:</b>	0
<b>Possession:</b>	Immediate	<b>Lot Size:</b>	4693 SF 435.99 SM
<b>Lot Dim:</b>		<b>Lot Depth:</b>	35.84 M 117.59'
<b>Front Length:</b>	12.20M 40' 0"	<b>Lot:</b>	<b>Condo:</b> Yes
<b>Legal Desc:</b>	9811303;15		
<b>Legal Pln:</b>	9811303 <b>Blk:</b>		
<b>Zoning:</b>	R-CG	<b>Tax Amt/Yr:</b>	\$3,791.00/2025
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	NE
<b>Restrict:</b>	Easement Registered On Title, Utility Right Of Way		

Recent Change: **05/06/2026 : NEW**

**Public Remarks:** Tucked into a quiet pocket of Rocky Ridge, this bungalow villa offers the ease of condo living - lawn care and snow removal handled for you. Inside, vaulted ceilings and bright, neutral interiors set an open, airy tone. A bow window anchors the front flex room, ready to serve as a formal dining room, home office, or quiet sitting area, while a secondary main-floor bedroom or flex space and a full bathroom add everyday versatility. The mudroom with laundry leads directly to the attached double garage. At the centre of the home, a white kitchen with tiered island opens to a sunny dining nook that flows out to the back deck - an inviting spot for morning coffee beneath the canopy of mature trees. The adjoining family room feels generously proportioned, with a fireplace flanked by windows that frame the greenery beyond. The primary bedroom offers a walk-in closet and a four-piece ensuite with jetted tub and separate shower. Downstairs, the walkout level expands the living space considerably. A spacious rec room is warmed by a second fireplace and grounded by oak built-ins on either side, with a wet bar tucked nearby and direct access to the backyard. Another bedroom and full bathroom provide comfortable accommodation for guests or extended family, and a substantial unfinished area awaits - generous storage today or further development tomorrow. Outside, mature trees offer welcome privacy at both ground level and from the upper deck. Beyond the home itself, living here includes Rocky Ridge Ranch Homeowners Association amenities - a private lake, tennis and pickleball courts, skating rink, and splash park - plus pathways, parks, and playgrounds just steps away. Pets are permitted with board approval (up to two). First-time to market from the original owner, and ready for its next chapter.

**Directions:**

### Rooms & Measurements

<b>Baths:</b>	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 2	<b>Main:</b> 140.01	<b>Mtr2</b>	1,507.10	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	2	0	0	<b>Rms Abv:</b> 5	<b>Blw Grade:</b> 78.18	<b>Mtr2</b>	841.50	<b>SqFt</b>
	0	0	0	1	0	0	<b>Total AG:</b> 140.01	<b>Mtr2</b>	1,507.10	<b>SqFt</b>	

**Garage Dims (L x W):** 18' 3" x 20' 5"

### Property Information

<b>Basement:</b>	Full	<b>Laundry Ft:</b>	Main Level
<b>Basement Dev:</b>	Finished	<b>Basement Ft:</b>	Walk Out
<b>Heating:</b>	Forced Air, Natural Gas	<b>Cooling:</b>	None
<b>Construction:</b>	Stone, Vinyl Siding, Wood Frame	<b>Fireplaces:</b>	2/Family Room, Gas, Recreation Room
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Tile
<b>Exterior Feat:</b>	None	<b>Fencing:</b>	Partial
<b>Roof Type:</b>	Asphalt Shingle	<b>Patio/Porch:</b>	Deck
<b>Reports:</b>	RMS Supplements, Title		
<b>Parking:</b>	Double Garage Attached <b>Total:</b> 4		
<b>Features:</b>	Built-in Features, Open Floorplan, Vaulted Ceiling(s), Wet Bar		
<b>Comm Feature:</b>	Clubhouse, Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
<b>Lot Features:</b>	Cul-De-Sac, Landscaped		
<b>HOA:</b>	\$262.50/Annually		
<b>HOA Include:</b>	Amenities w/HOA, Recreation Facility		
<b>Goods Include:</b>	Hoodfan, Garage Opener with Remote Controls		
<b>Appliances:</b>	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	None		

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## Condo Information

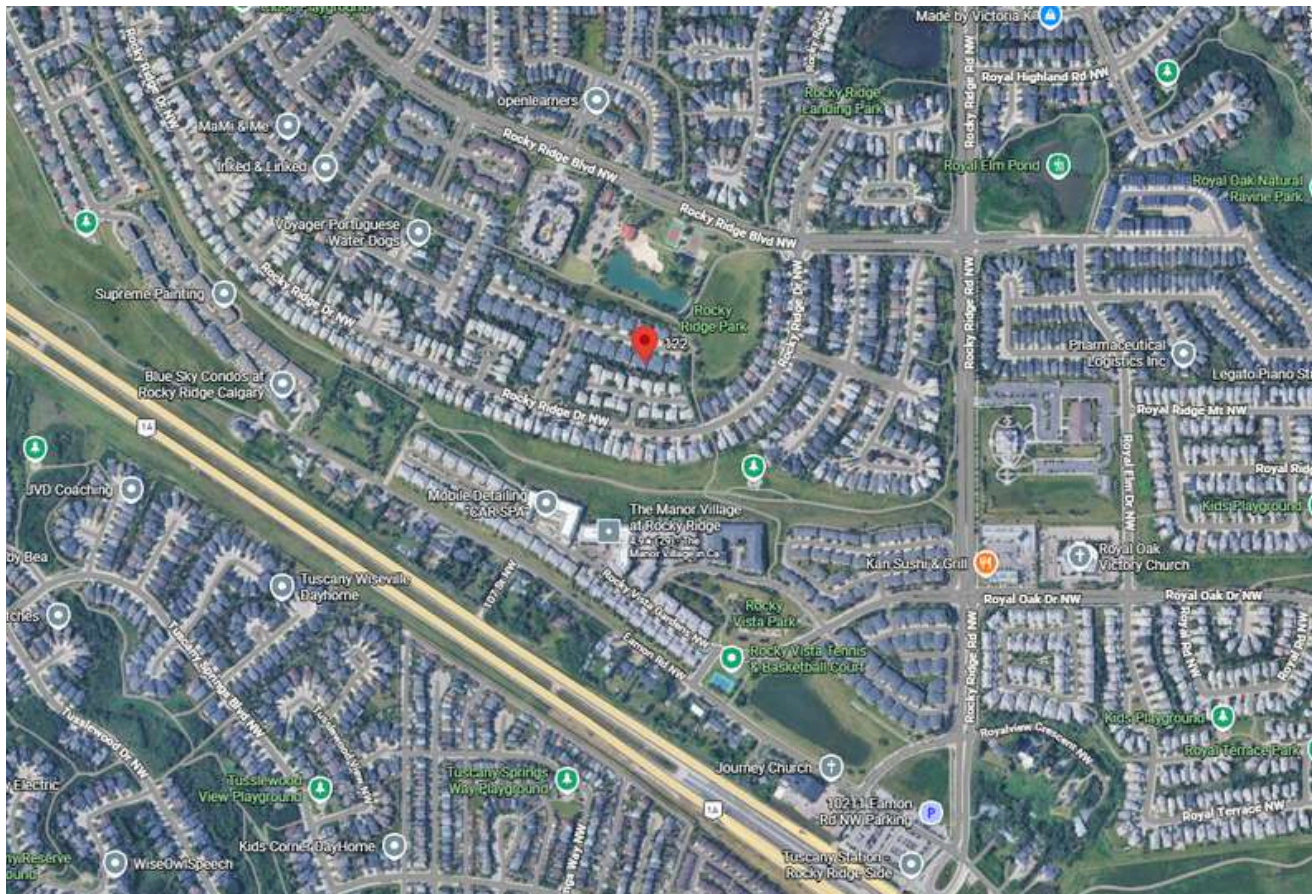
<b>Condo Name:</b>	Villas Of Rocky Ridge Ranch	<b>Condo Fee:</b>	\$444.71/Monthly
<b>Condo Type:</b>	Bare Land Condo	<b>HOA:</b>	Yes
<b>Mgmt Co/Ph:</b>	Quarter Park Management/587-356-1622	<b>Floor #:</b>	1
<b>Prk Plan Type:</b>	Attached Garage	<b># Elevators:</b>	
<b>Legal Desc:</b>	9811303/15	<b>Total Floors:</b>	
<b>Legal Park:</b>		<b>Common Walls:</b>	1 Common Wall
<b>Legal Stor:</b>		<b>Unit Exposure:</b>	
<b># of Units:</b>		<b>Unit Factor:</b>	178.0
<b>Fee Includes:</b>	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal	<b>Prk Unit Factor:</b>	
<b>Assoc Amen:</b>	None		
<b>Pets Allowed:</b>	Restrictions, Yes		

Printed Date: 05/06/2026 12:28:13 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

## Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
4pc Bathroom	Main	7' 11" x 4' 11"	2.41M x 1.50M	4pc Ensuite bath	Main	11' 4" x 12' 0"	3.45M x 3.66M
Bedroom	Main	9' 5" x 10' 9"	2.87M x 3.28M	Dining Room	Main	11' 1" x 12' 0"	3.38M x 3.66M
Kitchen	Main	10' 9" x 12' 9"	3.28M x 3.89M	Laundry	Main	5' 11" x 10' 1"	1.80M x 3.07M
Living Room	Main	19' 7" x 25' 2"	5.97M x 7.67M	Bedroom - Primary	Main	13' 0" x 13' 11"	3.96M x 4.24M
4pc Bathroom	BSMT	8' 2" x 5' 0"	2.49M x 1.52M	Bedroom	BSMT	17' 3" x 11' 5"	5.26M x 3.48M
Game Room	BSMT	27' 1" x 20' 6"	8.25M x 6.25M	Other	BSMT	22' 5" x 32' 6"	6.83M x 9.91M



# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
1507.10 SQ. FT.

INTERIOR AREA:  
1416.09 SQ. FT.

EXCLUDED AREA:  
400.80 SQ. FT.



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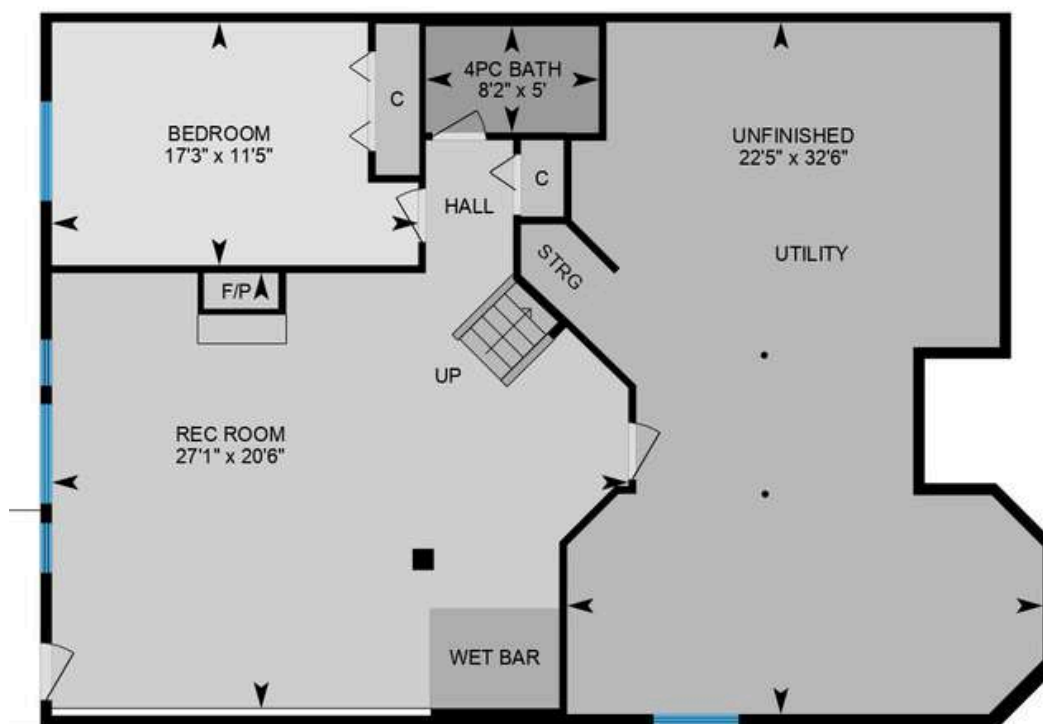
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# THE FLOOR PLAN

## BASEMENT (BELOW GRADE):

EXTERIOR AREA: 1517.38 SQ. FT.

INTERIOR AREA: 1427.53 SQ. FT.



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# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

4pc Bath: 7'11" x 4'11"  
4pc Ensuite: 11'4" x 12'  
Bedroom: 9'5" x 10'9"  
Dining: 11'1" x 12'  
Garage: 18'3" x 20'5"  
Kitchen: 10'9" x 12'9"  
Laundry: 5'11" x 10'1"  
Living: 19'7" x 25'2"  
Primary: 13' x 13'11"

### BASEMENT

4pc Bath: 8'2" x 5'  
Bedroom: 17'3" x 11'5"  
Rec Room: 27'1" x 20'6"  
Unfinished: 22'5" x 32'6"

## Main Building

### MAIN FLOOR

Interior Area: 1416.09 sq ft  
Excluded Area: 400.80 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1507.10 sq ft

### BASEMENT (Below Grade)

Interior Area: 1427.53 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1517.38 sq ft  
Finished Area: 841.50 sq ft

### Total Above Grade Floor Area, Main Building

Interior Area: 1416.09 sq ft  
Excluded Area: 400.80 sq ft  
Exterior Area: 1507.10 sq ft

### Total Area (Above & Below Grade), Main Building

Interior Area: 2843.62 sq ft  
Finished Area (Below Grade): 841.50 sq ft  
Excluded Area: 400.80 sq ft  
Exterior Area: 3024.48 sq ft

## ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

## FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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WELCOME TO

# ROCKY RIDGE



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# THE COMMUNITY

## WELCOME TO ROCKY RIDGE

The Rocky Ridge and Royal Oak community located in Calgary northwest was established in 1989. The community has grown to over 17,000 residents over the years consisting of three homeowner associations and one community association (RRROCA).

The community landscape is unique with several environmental sensitive wetland ponds throughout the area. The local Royal Oak school received an award from Ducks Unlimited for the special education program pertaining to wetlands.

The community is connected through a pathway system that winds around the wetlands and offers spectacular views of the Rocky Mountains. The residents are truly dog lovers, boasting the most dogs per capital in Calgary. RRRO offers many options for living from single housing dwellings, condos, retirement residents to townhomes.

### Rocky Ridge Royal Oak Community Association

<https://rrroca.org/en/>

FACEBOOK LINK: <https://www.facebook.com/rrroca.org/>

TWITTER LINK: <https://twitter.com/RRROCA1>



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## ROCKY RIDGE RANCH COMMUNITY CENTRE

10709 Rocky Ridge Blvd NW. Calgary, Alberta T3G 4G1

403-547-6633

Hours: OPEN from 9AM to 9PM everyday.

The community centre is available for room rentals and the grounds offer tennis and basketball courts, a lake, splash pool, and beautiful grounds to spend an afternoon with the family. <http://www.rrrha.ca/>

# SHOPPING

Conveniently located close to all amenities

## ROCKY RIDGE SHOPPING CENTRE

11595 Rockyvalley Dr NW

Co-op grocery store and gas station, liquor store, vets, dental, and more.

## ROYAL OAK ESTATES PLAZA

500 Royal Oak Dr NW

Restaurants, daycare, liquor store, pharmacy, & more.

## ROYAL OAK SHOPPING CENTRE

8888 Country Hills Blvd NW

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeyes, liquor store, pet store, medical offices and more.

## CROWFOOT VILLAGE

151 Crowfoot Crescent NW

Grocery stores, restaurants, movie theater, coffee shops, services and more!

## BEACON HILL

11420 Sarcee Trail NW

Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.

## MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

## CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, A

<https://www.crossironmills.com/en/>

## BEARSPAW FARMERS MARKET

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawlions.com/farmersmarket/>



# SHOPPING

## GROCERY STORES

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW  
Sobeys - 11300 Tuscany Boulevard NW  
Sobeys - 9999 Country Hills Boulevard NW  
Safeway - 99 Crowfoot Crescent NW  
RC Superstore - 5251 Country Hills Blvd NW

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## PUBLIC TRANSIT

It is easy to get around as there are various bus routes throughout the neighbourhood that start and end at the Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedules-maps>

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## LIBRARIES

### CROWFOOT LIBRARY

8665 Nose Hill Drive NW  
HOURS: Monday to Thursday 9:00am to 9:00pm,  
Friday 9:00am to 6:00pm  
Saturday 9:00am to 5:00pm,  
Sunday 12noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>



### ROCKY RIDGE LIBRARY

11300 Rocky Ridge Road NW Calgary T3R 1A7  
HOURS: Monday to Friday 5:30am to 10:30pm  
Saturday & Sunday 7:00am to 8:30pm

<https://calgarylibrary.ca/locations/ROCKY/>

### FREE LITTLE LIBRARY CHARTER #15679

190 Royal Bay NW (next to park entrance)  
Calgary Alberta T3G 4M3 <https://littlefreelibrary.org/>



# PARKS & RECREATION

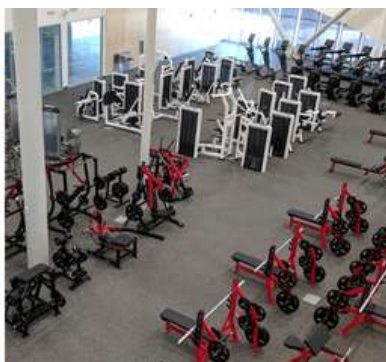
## ROCKY RIDGE RANCH COMMUNITY CENTER

10709 Rocky Ridge Blvd NW

Phone: 403-547-6633

Park Hours: 9:00 AM - 9:00 PM every day

<http://www.rrrha.ca/>



## SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

## MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,

Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



## BOWNESS PARK

(Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating,Teahouse restaurant, Bow River access)

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>

# PARKS & RECREATION

## CANADA OLYMPIC PARK / WINSPORT

Year round Fun for the whole family

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



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## NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km<sup>2</sup> (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

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## OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany

BOWMONT PARK

Fenced Off-Leash Area

85 STREET NW



# SERVICES

## POLICE

### **CALGARY POLICE SERVICE DISTRICT 7 - COUNTRY HILLS**

11955 Country Village Link NE  
403-428-6700

### **CALGARY POLICE SERVICE DISTRICT 3 - NORTH HAVEN**

4303 14 St NW  
403-428-6300

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## HOSPITALS

### **FOOTHILLS MEDICAL CENTRE**

(24 hour Emergency)  
1403 29 Street NW  
Phone: 403-944-1110 (Switchboard)

### **ALBERTA CHILDREN'S HOSPITAL**

(24 hour Emergency)  
2888 Shaganappi Trail NW  
Phone: 403-955-7211

### **COCHRANE COMMUNITY HEALTH CENTRE**

OPEN 8AM TO 10PM DAILY  
60 Grande Boulevard, Cochrane.  
Phone: 403-851-6000 (Switchboard)

### **ROCKYVIEW GENERAL HOSPITAL**

(24 hour Emergency)  
7007 14 St SW  
403-943-3000

### **SHELDON M. CHUMIR HEALTH CENTRE**

(OPEN 24 HOURS)  
1213 4 St SW  
403-955-6200

## FIRE STATION

CALL 911 for all emergencies.

### **STATION 34 IN ROYAL OAK**

16 Royal Vista Way NW

### **TUSCANY FIRE STATION #42**

345 Tuscany Way NW



## WALK-IN CLINICS

### **ROCKFORD MEDICAL CLINIC | FAMILY DOCTORS**

500 Royal Oak Dr NW #232  
403-910-1981  
<https://www.rockfordmd.ca/>

### **MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC**

8730 Country Hills Blvd NW #250  
403-262-7787  
<https://www.medicareclinic.org/>

### **TUSCANY MEDICAL CLINIC**

11300 Tuscany Blvd NW  
403-374-4222

# SERVICES



## VETS

### **ROCKY RIDGE PET HOSPITAL**

11595 Rockyvalley Dr NW Unit 2010  
403-984-4143  
<http://www.rockyridgevet.com/>

### **ROYAL VETERINARY HOSPITAL**

108-500 Royal Oak Dr NW  
403-452-9444  
<https://royalvethospital.com/>

### **VCA CANADA ROYAL OAK ANIMAL HOSPITAL**

8888 Country Hills Blvd NW #180  
403-208-0847  
<https://vcacanada.com/royaloak/>

### **VCA - TUSCANY VETERINARY HOSPITAL AND BOUTIQUE**

11300 Tuscany Blvd NW  
403-547-8387  
<https://vcacanada.com/tuscany>

## DENTISTS

### **ROCKY RIDGE DENTAL**

11595 Rockyvalley Dr NW  
403-244-2273  
<https://www.rockyridgedental.com/>



### **ROYAL OAK FAMILY DENTISTRY**

500 Royal Oak Dr NW, Calgary  
403-374-6161  
<https://www.familydentistrycalgary.ca/>

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## PHYSIO +

### **ADVANTAGE HEALTH ROYAL OAK PHYSIOTHERAPY**

8888 Country Hills Blvd NW #192  
403-774-5986

### **HEALTH LAND WELLNESS CENTRE & MASSAGE THERAPY**

500 Royal Oak Dr NW #216  
403-454-8892  
<http://www.healthlandwellness.ca/>

# SCHOOLS



## PUBLIC SCHOOLS

Royal Oak School  
(K-3) PUBLIC  
9100 Royal Birch BV NW  
Phone: 403-777-6279  
<http://school.cbe.ab.ca/school/RoyalOak/Pages/default.aspx>

William D. Pratt School  
(4-9) PUBLIC  
9850 Royal Oak Way NW  
Phone: 403-817-3520  
<http://school.cbe.ab.ca/school/williamdpratt/Pages/default.aspx>

Thomas B. Riley School  
(7-9) PUBLIC  
3915 69 St NW Calgary  
Phone: 403-777-7260  
<http://school.cbe.ab.ca/school/thomasbriley/Pages/default.aspx>

Robert Thirsk High School  
(10-12) PUBLIC  
8777 Nose Hill Drive NW  
Phone: 403-817-3400  
<http://schools.cbe.ab.ca/b880/>

## CATHOLIC SCHOOLS

St. Maria Goretti School  
(K-6) CATHOLIC  
375 Hawkstone Drive NW  
Phone: 403-500-2099  
<https://www.cssd.ab.ca/schools/stmariagoretti/Pages/default.aspx>

St. Jean Brebeuf School  
(7-9) CATHOLIC  
5030 Northland Drive NW  
Phone: 403-500-2046  
<https://www.cssd.ab.ca/schools/stjeanbrebeuf/Pages/default.aspx>

St. Francis High School  
(10-12) CATHOLIC  
877 Northmount Drive NW  
Phone: 403-500-2026  
<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>



## PRESCHOOL

Royal Kids Preschool & Kindergarten  
450 Royal Oak Dr NW  
Phone: 403-991-7534  
<https://ciacademy.ca/>

# ROCKY RIDGE

