

18, 169 Rockledge View NW
Calgary, Alberta

MLS # A2157400



\$385,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,012 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 554
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPEN HOUSE: Sunday, September 15th 12pm to 2pm! Enjoy panoramic mountain views from this modern & spacious townhome in the amenity-rich community of Rocky Ridge! Just over 1,000 square feet of bright and updated living space spread across 2 levels. The wide open main level features a U-shaped kitchen with a breakfast bar for casual dining and plenty of cupboard space, a half bathroom, a dining area, and the living room with a huge window for tons of natural light. The large & private SW facing deck boasts unobstructed views of the Rocky Mountains and a natural gas bbq hookup. The upper level includes 2 nice size & sun-filled bedrooms both with ample closet space, the main full bathroom, and the primary ensuite bathroom, as well as conveniently located laundry. The unit also comes with its very own titled heated underground parking stall and titled storage locker. Experience comfortable and hassle-free living with a well run condo board, providing snow removal, landscaping & grounds maintenance, garbage disposal, visitor parking, and an on-site gym with subscription. The property is situated a short walk to the Rocky Ridge HOA, which includes a park, tennis courts, splash park, and small lake with paddle boat rentals. There is also a grocery store, gas station, and essentials just down the street, and a 10 minute drive away you'll find even more at the Royal Oak Centre. This centre hosts a Walmart, drugstores, professional offices, gyms, and a variety of dining options and other businesses. Shane Homes YMCA is a short distance away too, with a swimming pool, skating rink, basketball courts, skate park, and more! The neighbourhood of Rocky Ridge allows you to be close to multiple ponds, pathways, schools for different aged children, the Bears paw Golf Course, and Butterfield Acres Petting Zoo, all while still being near major roadways and bus routes

making commuting a breeze. Don't miss your opportunity to get into this stellar and highly sought-after complex!