



**272 Rocky Ridge Court NW
Calgary, Alberta**

MLS # A2295188

\$417,900



Division:	Rocky Ridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,430 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 464
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: Blinds are included,

Spacious 4-level split townhouse offering a functional layout and modern updates throughout. This home features 3 bedrooms on the upper level along with a full bathroom, ideal for families. The main floor includes a bright, open kitchen with new countertops and a convenient 2-piece bathroom. Just a few steps down, the lower level boasts a large living room with impressive 10-ft ceilings and direct access to a private deck—perfect for relaxing or entertaining. The basement level, located off the front entrance, includes a laundry area with washer and dryer, a utility sink, and plenty of additional storage space. Recent upgrades include a new furnace, new appliances, and brand-new toilets, offering peace of mind and added value. The home also features an attached garage with direct interior access, providing both convenience and functionality. A well-designed home with multiple living levels, ideal for comfortable everyday living.