



GRASSROOTS
REALTY GROUP

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14, 169 Rockyledge View NW
Calgary, Alberta

MLS # A2304533



\$359,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,005 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 577
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	N/A		

Welcome to this beautifully appointed 2-bedroom, 2-bathroom townhouse nestled in the community of Rocky Ridge. Enjoy breathtaking mountain views from the comfort of your own home, a daily reminder of why you love living in Calgary's northwest. The thoughtfully designed layout offers bright, open-concept living spaces filled with natural light, perfect for both relaxing and entertaining. The well-appointed kitchen flows seamlessly into the dining and living areas, while both bedrooms provide generous space and privacy. In-unit laundry adds everyday convenience. A coveted titled underground parking stall keeps your vehicle warm and secure year-round a true Calgary essential. Situated in the vibrant Rocky Ridge community with access to parks, pathways, shopping, and transit, this move-in ready home offers an unbeatable lifestyle at exceptional value. Don't miss your chance to own a piece of the mountain view.