



**GRASSROOTS**

REALTY GROUP

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**9, 181 Rockledge View NW  
Calgary, Alberta**

**MLS # A2307293**



**\$349,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Back Lane, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	None		

Discover this impeccably maintained, two-storey END UNIT townhouse with unobstructed mountain views in the desirable Blue Sky of Rocky Ridge complex. With over 1030sqft. of well designed bright living space, this 2 bed, 2.5 bath home blends comfort, style, and an unbelievable location - ideal for a growing family, professionals, or anyone seeking a move-in ready home with quick access to the mountains! Upgrades throughout, with TWO underground, titled parking spots (one oversized!) and one of the best locations in the complex with minimal traffic and a short walk to the C-train station. The open-concept main floor features beautiful engineered hardwood flooring, a designer colour palette and a upgraded kitchen complete with rich wood cabinetry, stainless appliances and breakfast bar. The spacious living room with a large extra window to let in the natural light and the million dollar mountain views, opens onto the south facing balcony - perfect spot to enjoy your morning coffee or evening BBQ (complete with gas hookup!). A convenient powder room and extra storage closets complete the main level and pride of ownership is evident in the maintenance and cleanliness throughout. The upper level includes a spacious primary suite with floor to ceiling mountain views, walk-in closet and private 3-piece ensuite, plus a second oversized bedroom, 4-piece bathroom and convenient laundry with brand new washer and dryer (2025). This home comes with two titled parking stalls in the heated, underground parkade, a titled storage locker and access to a fully equipped fitness centre. Blue Sky of Rocky Ridge is well managed, pet friendly, has ample visitor parking and is conveniently situated in the heart of Rocky Ridge, a community with clubhouse access, parks, playgrounds, shopping and quick access to the C-train, downtown, hospitals and the

mountains. This move in ready property will not last long - don't miss your opportunity to get into this highly sought after complex.