



11, 148 Rockledge View NW
Calgary, Alberta

MLS # A2309359



\$319,900

Division:	Rocky Ridge		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,012 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 601

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome to Blue Sky in Rocky Ridge, where mountain views, smart design, and everyday convenience come together. This charming two-bedroom townhouse offers a unique and functional layout, with one bedroom on each level ideal for privacy, guests, or a roommate setup. The main living area feels bright and open, with vaulted ceilings, hardwood flooring, and access to a private balcony overlooking the mountains the perfect spot for morning coffee or evening downtime. The lower level includes the primary bedroom with ensuite, laundry, utility space, and additional storage. Complete with titled underground parking and titled storage, this home offers excellent value in a well-located northwest community close to parks, pathways, shopping, schools, and amenities.