



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 169 Rockledge View NW
Calgary, Alberta

MLS # A2316977



\$309,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	767 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neig		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: none

Imagine coming home to a stylish urban retreat every day – welcome to #1, 169 Rockledge View N.W., where contemporary design meets exceptional convenience. This 767 square-foot townhome is more than just a living space; it's an embodiment of modern comfort and effortless living. Perfectly suited for singles or couples, this property offers a harmonious blend of function and aesthetics. Step inside and be greeted by a spacious and open floor plan that immediately feels like home. The seamless integration of the living, dining, and kitchen areas maximizes the space, creating a versatile environment that's perfect for both relaxation and entertaining. The heart of the home, the kitchen, features recent updates that elevate its style and functionality. The kitchen is a culinary dream with endless countertops, a kitchen island, and a breakfast bar, ideal for casual meals or entertaining friends. Stainless-steel appliances add a touch of modernity, while ample storage and prep space ensure cooking is a delight. The abundant natural light streaming through large windows makes the entire place feel bright and welcoming. Retreat to your serene bedroom, a cozy haven designed for rest and rejuvenation. The updated bathroom continues the theme of modern elegance with high-quality fixtures and finishes, providing a spa-like experience every day. Now, when stepping outside, you can choose between a very private, north facing patio and the large, south facing patio with the unobstructed mountain's view and ready for the summer barbequing and guests entertaining. For your convenience and additional value, the unit comes with a full-size newer washer and dryer, underground, heated parking stall and a storage locker. Condo fees include heating, water/swage and garbage disposal. This move-in-ready unit ensures you

can settle in without the hassle of renovations. For those considering investment opportunities, this place holds significant rental income potential. Its desirable features and prime location make it an attractive option for tenants, promising a steady and rewarding return on investment. Don't miss the chance to own this modern, conveniently located home with an easy access to major highways, short drive to downtown, proximity to grocery shopping, restaurants and coffee shops. Whether you're a first-time homebuyer, downsizing, or seeking an investment property, this home offers everything you need and more. Schedule a viewing today and discover the perfect blend of style, comfort, and convenience.