



GRASSROOTS
REALTY GROUP

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**11, 133 Rockledge View NW
Calgary, Alberta**

MLS # A2323355



\$319,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,006 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Enclosed, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 601
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Recreation Facilities		

Inclusions: N/A

Welcome to the ultimate lifestyle townhome in the highly desirable northwest community of Rocky Ridge. Boasting the absolute best location within the complex, this spectacular west-facing, two-bedroom, three-bathroom townhouse condo delivers a perfect blend of urban sophistication and outdoor freedom, making it an ideal match for young professionals. Step inside to a bright, open-concept main floor featuring soaring nine-foot ceilings, brand new carpets, and stylish wood laminate and tile flooring in a perfect neutral palette. The spacious living room flows seamlessly into the modern kitchen, which comes fully equipped with stainless steel appliances, a microwave hood fan, a pantry, and an extra storage closet. A dedicated entryway shoe nook ensures your home stays organized and tidy. Step out onto your private balcony to enjoy the gas BBQ hookup alongside jaw-dropping, panoramic mountain views—the perfect backdrop for unwinding after a long work week or entertaining friends. Head upstairs to discover a well-appointed layout hosting two spacious bedrooms, convenient upper-level laundry, and a large primary retreat complete with its own private three-piece ensuite bathroom. Everyday living is made effortless with premium complex amenities, including access to a fully equipped on-site exercise room, a welcoming pet-friendly policy for your companion, and ample visitor parking to easily accommodate your guests. Best of all, your monthly condo fees already include both heat (gas) and water/sewer utilities for stress-free budgeting. For professionals on the move, the property features premium underground assets. You will love the convenience of a separate titled storage unit and a prime, titled parking stall in a secured, heated underground garage. Situated just steps from the elevator, this oversized stall is the first on the left and features no

neighbor on your left side, giving you incredible, extra-wide clearance to easily load and unload your vehicle. Perfectly positioned for work and play, this property offers unbeatable connectivity. Enjoy quick, seamless access in and out of Calgary, allowing you to hit the highway and reach the endless recreational opportunities of the mountain parks in no time. For your weekday commute, you are within easy walking distance to the Tuscany LRT station, providing a direct route into downtown Calgary to experience the city's vibrant dining, nightlife, and shopping scene. You are also just a short drive from local shops, restaurants, the University of Calgary, SAIT, Foothills Medical Centre, and the Alberta Children's Hospital. Offering 1,005 square feet of professionally measured living space, this turnkey home is ready for you to move in and experience the very best of Calgary living.