



GRASSROOTS
REALTY GROUP

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**11, 148 Rockledge View NW
Calgary, Alberta**

MLS # A2335154



\$299,900

Division:	Rocky Ridge		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,013 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions:	n/a
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Welcome to Blue Sky in Rocky Ridge. This well-designed two-bedroom townhouse offers a practical layout with one bedroom on each level, making it a great option for guests, privacy, or shared living. The main level features a bright open living space with vaulted ceilings, hardwood flooring, and access to a private balcony with mountain views. The lower level includes the primary bedroom with ensuite, laundry, utility space, and additional storage. The home includes titled underground parking, titled storage, and natural gas included in the condo fees. Located close to parks, pathways, schools, shopping, and everyday amenities, this is a well-located home in a popular northwest Calgary community.