

\$449,900 - 4, 164 Rockledge View Nw, Calgary

MLS® #A2199253

\$449,900

2 Bedroom, 3.00 Bathroom, 1,138 sqft
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Impeccably maintained townhouse with stunning mountain views! Over 1363 sqft of living space in this 2.5 bath 2 bed home. Gorgeous ceramic tile & Brazilian hardwood throughout the main level, with bright sunny windows & expansive 9 ft ceilings. Open floorplan kitchen with extended height cabinets, breakfast bar & a large great room that opens onto an oversized west facing balcony. A lovely green space stretches out behind the property, with sliding glass doors that open onto a large patio. The two oversized bedrooms both feature double closets, while the king sized primary includes a three piece ensuite & a wall of glass overlooking the sprawling Canadian Rockies. A four piece main bath & laundry room separate the two bedrooms allowing for convenient laundry access & noise separation. The lower level includes a convenient entrance way & a generous sized storage space off the heated attached garage. The front driveway offers convenient parking for a second vehicle with lots of nearby visitor parking. The complex itself includes an incredibly well stocked fitness center, ample visitor parking & a pet friendly attitude. Situated in the heart of Rocky Ridge, the community provides access to a clubhouse, parks, playgrounds, walking paths, tennis courts, shopping & schools! 10 minutes from the University of Calgary, Foothills Hospital, Calgary Children's Hospital, Market Mall, Bowness Park, Canada Olympic Park & more!!



Built in 2006

Essential Information

MLS® #	A2199253
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,138
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	4, 164 Rockledge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6B2

Amenities

Amenities	Fitness Center, Storage, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, See Remarks

Exterior

Exterior Features Balcony
Lot Description Backs on to Park/Green Space
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 5th, 2025
Days on Market 9
Zoning DC

Listing Details

Listing Office RE/MAX Landan Real Estate

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