\$486,000 - 30, 49 Rocky Ridge Gate Nw, Calgary

MLS® #A2214829

\$486,000

3 Bedroom, 3.00 Bathroom, 1,386 sqft Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to Rocky Ridge – a highly desirable community offering the perfect blend of space, comfort, and convenience! This upgraded end-unit townhome boasts over 1,300 sq.ft of living space, a double attached garage, and a spacious driveway, making it ideal for families or those who love extra room. Step inside to discover a bright and inviting open-concept main floor.

The sunlit living room centers around a cozy corner gas fireplace, creating a warm and welcoming atmosphere. Enjoy seamless indoor-outdoor living with patio doors leading to a private deck, overlooking a big, sunny backyardâ€"ideal for summer gatherings. Upstairs, you'II find three generously sized bedrooms, including a spacious master suite with a walk-in closet and a 4-piece ensuite, while a convenient upper-floor laundry adds everyday ease. The finished basement offers flexibility as a home gym, office, or extra bedroom, with potential to develop nearly 200 sq.ft of additional living space.

Located in a quiet complex, this home is just minutes from parks, pathways, schools, shopping, the LRT station, and entertainment. Don't miss this rare opportunity to own a move-in-ready gem in one of Rocky Ridge's most desirable neighborhoodsâ€"where space, style, and location come together perfectly! Your dream home awaitsâ€"schedule a viewing today!







Essential Information

MLS® # A2214829 Price \$486,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,386 Acres 0.00 Year Built 1998

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 30, 49 Rocky Ridge Gate Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G4P7

Amenities

Amenities Park, Playground

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Other
Lot Description Pie Shaped Lot
Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Days on Market 4

Zoning M-CG

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office TREC The Real Estate Company

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