

\$374,900 - 13, 145 Rockylodge View Nw, Calgary

MLS® #A2124505

\$374,900

2 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Stunning panoramic mountain views, incredible value, comfort and convenience in this gorgeous and move-in ready townhome located in the sought after community off Rocky Ridge! Enjoy beautiful sunsets and incredible views from your SW facing balcony and primary bedroom. This 2 bedroom & 2 bathroom condo has been well maintained & offers a functional floor plan boasting 1,018 sqft in a fantastic location. The upper level features dramatic vaulted ceilings that complement a stylish kitchen with stainless steel appliances which is open to the nook/eating area and great sized living room. Huge windows & soaring ceilings flood this space with natural light! The living room extends to a wonderful deck with a gas BBQ line- a perfect place to enjoy the sunny exposure. A spacious bedroom and a four piece updated bathroom complete this level. The lower walk-in level offers a large primary bedroom with mountain views complete with a lovely ensuite, updated bathroom, a flex/office space, in-suite laundry and smart storage areas! This unit also comes with a titled underground heated parking stall & a titled storage unit and is conveniently located directly in front of the visitor parking. In Rocky Ridge you have easy access to Stoney trail, the LRT, and a very easy commute out of town to the mountains! This complex is extremely well managed-included in the monthly condo fees is access to a private resident's gym, heat and water. Perfect location tucked on a quiet



cul-de-sac with close access to amenities,
schools, shopping, transit & golf courses!
Exceptional Value in Rocky Ridge! Book your
showing today!

Built in 2005

Essential Information

MLS® #	A2124505
Price	\$374,900
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	13, 145 Rockyledge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Y5

Amenities

Amenities	Fitness Center, Parking, Secured Parking
Parking Spaces	1
Parking	Covered, Heated Garage, Owned, Parkade, Secured, Underground

Interior

Interior Features	No Animal Home, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 20th, 2024
Days on Market	1
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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