

\$495,000 - 29, 49 Rocky Ridge Gate Nw, Calgary

MLS® #A2149598

\$495,000

3 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.03 Acres

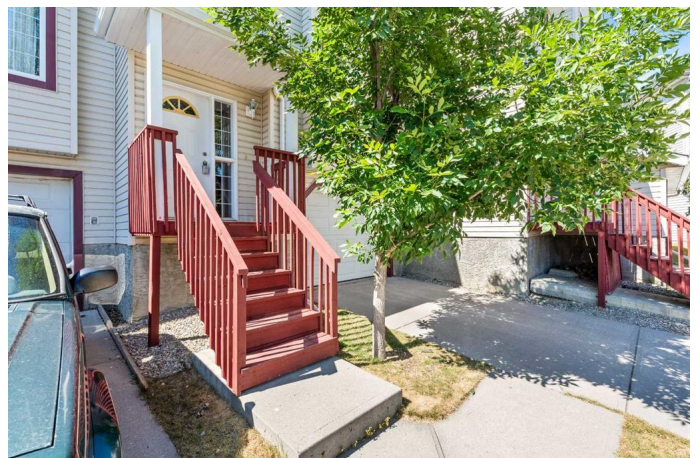
Rocky Ridge, Calgary, Alberta

Welcome home! This charming townhouse features 3 bedrooms and 2.5 bathrooms and offers 1,280 square feet of thoughtfully designed living space.

Step into the inviting living room featuring a cozy stone fireplace, perfect for relaxing evenings. The stylish kitchen boasts granite countertops, stainless steel appliances, and white cabinetry, providing both style and functionality for all your culinary adventures. Enjoy meals in the dining room that seamlessly opens onto a large west-facing deck, ideal for entertaining or soaking up the sun.

The primary bedroom is a true retreat, complete with a private 4-piece ensuite and large closet. Two additional bedrooms upstairs provide ample space for family, guests, or a home office. You'll also appreciate the convenient tandem garage, offering plenty of room for storage or a workshop as well as parking. Speaking of storage, there is no shortage in this home! The basement utility room offers plenty of space as well as laundry hook ups, OR you can skip the stairs and utilize the laundry hook ups in the second floor closet.

With low condo fees and a fantastic location in Rocky Ridge, you'll enjoy easy access to nearby amenities, parks, and scenic walking trails. This townhouse is a must-see for



anyone looking for a perfect blend of comfort, style, and convenience. With immediate possession available, donâ€™t miss out on this incredible opportunity!

Built in 1998

Essential Information

MLS® #	A2149598
Price	\$495,000
Sold Price	\$472,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.03
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	29, 49 Rocky Ridge Gate Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4P7

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached, Tandem

Interior

Interior Features	Granite Counters
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Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2024
Date Sold	August 27th, 2024
Days on Market	22
Zoning	M-CG
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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