

# \$395,000 - 20, 169 Rockylodge View Nw, Calgary

MLS® #A2151619

**\$395,000**

2 Bedroom, 3.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Discover modern living with breathtaking mountain views in this beautiful freshly painted two-level END UNIT townhouse located in the sought-after BLUE SKY community in Rocky Ridge. Spanning nearly 1000 square feet, this home offers a perfect blend of comfort and convenience, just 20 minutes from downtown Calgary. The main level features an open-concept layout with 9ft ceilings, a bright living room with large windows, new flooring, a contemporary kitchen with stainless steel appliances, and a dining area perfect for gatherings. A handy half bath and a spacious pantry complete this floor. Upstairs, you'll find two well-sized bedrooms, each with its own ensuite bathroom. The primary bedroom includes a walk-in shower and stunning mountain views. The laundry area, equipped with a stacking washer and dryer, is conveniently located between the bedrooms. This townhouse comes with a titled underground parking stall and a storage locker. The building also offers access to a fitness center, visitor parking, and is pet-friendly with board approval. Enjoy outdoor relaxation on your private balcony, which includes a natural gas line for BBQs. Located close to Crowfoot Crossing, Tuscany, and excellent schools, this townhouse offers the perfect mix of urban convenience and natural beauty. Don't miss out on making this wonderful home yours!

Built in 2007



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2151619      |
| Price          | \$395,000     |
| Sold Price     | \$394,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 909           |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 20, 169 Rockyledge View Nw |
| Subdivision | Rocky Ridge                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 6B1                    |

## Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Elevator(s)        |
| Parking Spaces | 1                  |
| Parking        | Stall, Underground |

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Breakfast Bar                                    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Basement          | None                                             |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Lot Description   | Views   |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | August 14th, 2024    |
| Date Sold      | September 11th, 2024 |
| Days on Market | 28                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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