

\$425,000 - 28, 49 Rocky Ridge Gate Nw, Calgary

MLS® #A2154579

\$425,000

3 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.07 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this stunning 3 Bed and 2.5 Bath townhome with a Tandem Garage (with a driveway) in the desirable community of Rocky Ridge, Calgary! As you step through the entry, you're greeted by a welcoming foyer. From here, you can either take the stairs up to the main living area or head down to the tandem garage, which offers ample space. This lower level also houses the laundry room and an additional flex room, perfect for an office, gym, or extra storage. Ascending to the main floor, you'll find yourself in a massive living room, an ideal space for unwinding by the cozy gas fireplace after a long day or entertaining guests. A short walk down the hallway leads you to a convenient 2-piece guest bathroom. Continuing further, you'll discover the fantastic kitchen, equipped with plenty of counter space and storage, seamlessly opening up to the dining area. The dining room is spacious enough to accommodate a large dining table, making family dinners a breeze. The upper level is home to your primary retreat, a spacious sanctuary that comfortably fits a king-sized bed and two end tables. It features a luxurious 4-piece ensuite bathroom and a massive closet. The other two bedrooms on this floor are generously sized with ample closet space, perfect for family members or guests. An additional 4-piece guest bathroom completes this level. At the rear of the townhome, you'll find your own deck, perfect for BBQs and outdoor dining or seating. The deck features stairs that lead down to a grassy



area, providing a safe space for kids to play. Situated in the family-friendly community of Rocky Ridge, this townhome offers access to scenic walking trails, parks, and community amenities such as the Rocky Ridge Ranch Centre (which is directly across the road from this townhome). Enjoy the tranquility of suburban living while being just a short drive away from the bustling city center. This location provides excellent schools, shopping centers, and easy access to major roads and public transportation, making it a prime spot for families and investors alike. Don't miss out on this perfect blend of comfort, convenience, and community in Rocky Ridge!

Built in 1998

Essential Information

MLS® #	A2154579
Price	\$425,000
Sold Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	28, 49 Rocky Ridge Gate Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3G 4P7
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Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 21st, 2024
Days on Market	19
Zoning	M-CG d44
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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