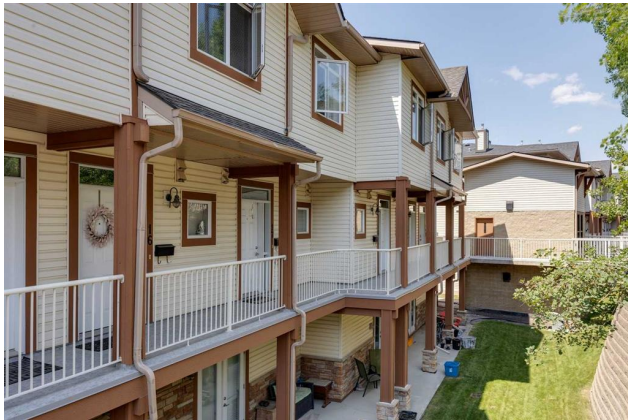


**133 ROCKYLEDGE View #17, Calgary T3G 5X2**

MLS® #: **A2148404** Area: **Rocky Ridge** Listing Date: **07/11/24** List Price: **\$385,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 07-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **900**  
 Low Sqft:  
 Ttl Sqft: **900**

DOM  
**98**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Backs on to Park/Green Space,Views**  
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **High Ceilings,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`7" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`1" x 9`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 9`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Ensuite bath</b>	<b>Second</b>	
<b>4pc Bathroom</b>	<b>Second</b>				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$566

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0413357

Remarks

Pub Rmks: **Best deal in the complex with 2 TITLE PARKING STALLS!! Here's your chance to wake up to beautiful views of the Rocky Mountains every day! This well appointed 2-storey home w/a registered size close to 1000 sq.ft (includes wall thickness) is the perfect floorplan. As you enter the home and walk into the main area, you are greeted by the spacious living room flooded w/natural light, views of the mountains and open space as far as the eye can see. Your West facing balcony is the perfect spot to sit and relax. Kitchen is complete w/stainless steel appliances, good storage plus the separate pantry is an added bonus. Main floor also has a 2-pc bathroom tucked away for your guests. Head upstairs to find the primary bedroom w/3-pc ensuite and great closet space. Spacious second bedroom, 4-pc bath and stacked washer/dryer finishes the level. TWO titled underground parking stalls makes sure nobody is parking on the street this winter. Secure storage locker offers extra space for your belongings. Blue Sky is a great complex that is pet friendly (with board approval) and offers a gym for its residents too. Condo fee includes all utilities except for electricity. Centrally located within Rocky Ridge w/quick access to the LRT, Co-op and walking paths. Enjoy spending time outdoors? Jump onto Crowchild Tr and head West to the Kananaskis. With 2 bedrooms, 2.5 bathrooms & 2 TITLE UNDERGROUND parking stalls, you will not be disappointed. \*\*CONDO WAS JUST PROFESSIONALLY CLEANED and brand new microwave installed!\*\***

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Mountain View)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

