



THE
A-TEAM

**RE/MAX
FIRST**

148 ROCKYLEDGE View #9, Calgary T3G 5Y4

MLS® #: **A2155257** Area: **Rocky Ridge** Listing Date: **08/05/24** List Price: **\$399,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2005**

Finished Floor Area
 Abv Sqft: **904**
 Low Sqft:
 Ttl Sqft: **904**

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Views**
 Park Feat: **Parkade**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Other**

Construction: **Concrete, Mixed, Vinyl Siding**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`2" x 9`11"	Bedroom	Second	10`0" x 11`1"
Living Room	Main	12`2" x 7`8"	Dining Room	Main	12`2" x 8`3"
Kitchen	Main	8`11" x 10`7"	2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$566

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0512554

Remarks

Pub Rmks: **Experience convenient living with stunning sweeping views in this exquisite two-level townhouse with TWO titled parking spots. Spanning nearly 1000 square feet of developed space, this residence offers two spacious bedrooms and three well-appointed bathrooms. The main level features an open floor plan with a bright living room featuring a West facing mountain view balcony, a contemporary kitchen, a dining area, and a convenient half bath for guests. The upper level is designed for comfort with a laundry space, a large primary bedroom complete with a three-piece ensuite, and a guest bedroom adjacent to a four-piece bathroom. Building amenities include a fitness room and your unit is located just a 20-minute drive from downtown, a 15-minute drive to the University of Calgary, moments away from Crowfoot Crossing, Tuscany, and various other amenities including a 20-minute walk to the Tuscany train station, this townhouse is also just minutes away from excellent schools.**

Inclusions: N/A.

Property Listed By: Coldwell Banker Mountain Central

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





