

**169 ROCKYLEDGE View #18, Calgary T3G 6B1**

MLS® #: **A2157400**      Area: **Rocky Ridge**      Listing Date: **08/29/24**      List Price: **\$385,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Level**  
 Park Feat: **Heated Garage,Parkade,Titled,Underground**

DOM

**20**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 4`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 6`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 10`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`3" x 10`0"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>5`8" x 3`0"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>5`5" x 6`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 7`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 12`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 14`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$554**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0711555**

Remarks

Pub Rmks: **OPEN HOUSE: Sunday, September 15th 12pm to 2pm! Enjoy panoramic mountain views from this modern & spacious townhome in the amenity-rich community of Rocky Ridge! Nearly 1,000 square feet of bright and updated living space spread across 2 levels. The wide open main level features a U-shaped kitchen with a breakfast bar for casual dining and plenty of cupboard space, a half bathroom, a dining area, and the living room with a huge window for tons of natural light. The large & private SW facing deck boasts unobstructed views of the Rocky Mountains and a natural gas bbq hookup. The upper level includes 2 nice size & sun-filled bedrooms both with ample closet space, the main full bathroom, and the primary ensuite bathroom, as well as conveniently located laundry. The unit also comes with its very own titled heated underground parking stall and titled storage locker. Experience comfortable and hassle-free living with a well run condo board, providing snow removal, landscaping & grounds maintenance, garbage disposal, visitor parking, and an on-site gym with subscription. The property is situated a short walk to the Rocky Ridge HOA, which includes a park, tennis courts, splash park, and small lake with paddle boat rentals. There is also a grocery store, gas station, and essentials just down the street, and a 10 minute drive away you'll find even more at the Royal Oak Centre. This centre hosts a Walmart, drugstores, professional offices, gyms, and a variety of dining options and other businesses. Shane Homes YMCA is a short distance away too, with a swimming pool, skating rink, basketball courts, skate park, and more! The neighbourhood of Rocky Ridge allows you to be close to multiple ponds, pathways, schools for different aged children, the Bears paw Golf Course, and Butterfield Acres Petting Zoo, all while still being near major roadways and bus routes making commuting a breeze. Don't miss your opportunity to get into this stellar and highly sought-after complex!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







