



THE
A-TEAM

**RE/MAX
FIRST**

169 ROCKYLEDGE View #17, Calgary T3G6B1

MLS®#: **A2161489** Area: **Rocky Ridge** Listing Date: **08/29/24** List Price: **\$390,000**
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:

DOM

20
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat:

Views

Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Laminate Counters,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	15`10" x 12`1"
Foyer	Main	6`1" x 3`8"
Storage	Main	7`4" x 2`10"
3pc Ensuite bath	Upper	5`11" x 5`5"
Laundry	Upper	5`11" x 3`0"

Room	Level	Dimensions
Kitchen	Main	10`7" x 6`1"
2pc Bathroom	Main	5`6" x 4`10"
Bedroom - Primary	Upper	12`1" x 9`8"
Bedroom	Upper	10`11" x 9`10"
4pc Bathroom	Upper	7`9" x 4`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$554

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **0711555**

Remarks

Pub Rmks: **Freshly updated with brand new carpet and paint! This clean and move-in-ready condo boasts stunning mountain views. The bright and airy 2-bedroom, 2.5-bathroom unit features large west-facing windows. The main living area offers a well-appointed U-shaped kitchen with a breakfast bar, stainless steel appliances, an over-the-range microwave, and plenty of cabinet and counter space. The living room opens to the west-facing windows and the balcony. A charming foyer and a 2-piece bathroom complete the main level. Upstairs, you'll find two spacious bedrooms, including a master bedroom with a 3-piece ensuite on the west side. The upper level also includes a 4-piece main bathroom, a second bedroom on the east side, and convenient laundry. This unit comes with one titled storage unit and one titled underground parking stall. Call today!**

Inclusions:

N/A

Property Listed By:

Century 21 Elevate Real Estate

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