



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**153 ROCKYLEDGE View #19, Calgary T3G 5Y5**

MLS® #: **A2164369**      Area: **Rocky Ridge**      Listing **09/11/24**      List Price: **\$385,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$14k, 01-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **899**  
 Low Sqft:  
 Ttl Sqft: **899**

DOM

**70**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Cul-De-Sac, Greenbelt, Landscaped, Native Plants, Views**  
 Park Feat: **Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Vaulted Ceiling(s), Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	16`4" x 12`1"	Den	Main	12`1" x 7`2"
3pc Ensuite bath	Main	7`7" x 5`3"	Furnace/Utility Room	Main	5`3" x 4`4"
Living Room	Second	12`2" x 10`4"	Dining Room	Second	10`11" x 6`3"
Kitchen	Second	10`5" x 5`10"	Bedroom	Second	11`8" x 9`10"
4pc Bathroom	Second	8`0" x 5`6"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$554

Fee Simple  
Fee Freq:  
Monthly

DC (pre 1P2007)

Legal Desc: 0513603

Remarks

Pub Rmks: **\*\*\*\*PUBLIC OPEN HOUSE NOV 9, 2024; 2-430 pm\*\*\* ENJOY THE UNOBSTRUCTED MOUNTAIN VIEWS FROM YOUR LIVING ROOM, DECK AND MASTER BEDROOM IN THIS IMMACULATE "BLUE SKY of ROCKY RIDGE" CONDO. See the seasons change without leaving home. You will Love the Gorgeous Two storey, two Bedrooms and Two Bathrooms. This Lovely home gives a very contemporary feel. You can enjoy your morning Coffee or afternoon Tea on your own deck. YOUR DECK IS ADORNED WITH ALUMINUM RAILING AND WATERPROOF DECK FLOORING. ENJOY the Very Tranquill view of the Treed Ravine. Spectacular Living room with 13 foot Vaulted Ceiling PLUS Fabulous Hand Scraped Engineered Hardwood Floor. The Living room is also open to the Klitchen and Dining Room which has Ceramic Tiled Flooring. Track lighting in the Kitchen. Lots of 9 foot ceilings. The Kitchen is enhanced with a mini unused unique Eating Bar. The Open Style Kitchen is graced with beautiful Warm Maple Cabinets. TWO Built in Multi Glass Wine Racks. Nice Kitchen Faucet. Kitchen is Equipped with Top Quality Stainless Steel Appliances including a Vented Microwave/Hoodfan. Double Stainless Steel Sink with Built in Garburator. This level also features a 4-pce Bathroom with Modern Curved Shower Curtain Rod, and 2nd Bedroom. The Large Primary/Master Bedroom Level also Features Newer Private 3-pce Ensuite with Sliding Glass Door and One-piece Surround.This main floor also is enhanced with a main floor open Den; Closeted Laundry with NEWER FRONT LOAD Washer & Dryer and the Utility Room with a Newer Hot Water Tank. This home also features Three Ceiling fans for Enhanced Air Circulation. This home also includes wrought iron spindles on the staircase. Superbly Located Close to Major Shopping including Co-op Centre Rockyridge. THE FITNESS CENTRE is ON YOUR LEFT; as you enter the Complex, it is mere steps away. There is also a Titled Underground Heated Parking and Storage. Easy Access to Crowchild Trail, Calgary Ring Road (Stoney Trail) and The LRT. Quick get away to the mountains. You Must view For Full Appreciation.**

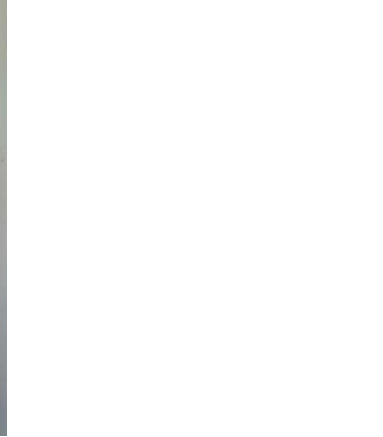
Inclusions: **NOTE: \*\*\*\*ALL FURNITURE IS NOW INCLUDED\*\*\*\***  
Property Listed By: **RE/MAX Real Estate (Central)**

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





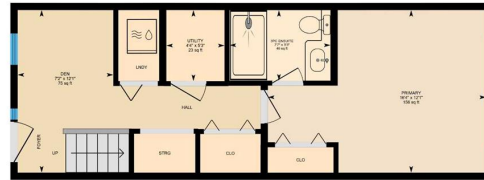






**19-153 Rockledge View NW, Calgary, AB**

Main Floor Exterior Area 475.86 sq ft  
Interior Area 423.70 sq ft



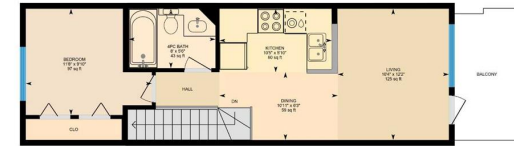
PREPARED: 2024/09/07



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**19-153 Rockledge View NW, Calgary, AB**

2nd Floor Exterior Area 532.02 sq ft  
Interior Area 475.95 sq ft



PREPARED: 2024/09/07



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