

# \$420,000 - 36, 49 Rocky Ridge Gate Nw, Calgary

MLS® #A2237316

## \$420,000

3 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 36, 49 Rocky Ridge Gate NW, a well-cared-for 3-bedroom, 2.5-bath townhouse nestled in the highly sought-after community of Rocky Ridge. This bright and functional two-storey home offers 1,284 sq ft of above grade living space, highlighted by a welcoming living room with a cozy gas fireplace. The stylish kitchen features stainless steel appliances and crisp white cabinetry, flowing into the dining area and out to a generous deck thatâ€™s perfect for outdoor dining or relaxing in the sun. Upstairs, the spacious primary bedroom includes a private 3-piece ensuite, while two additional bedrooms provide flexibility for a growing family, guests, or a home office. The developed basement offers additional storage space. Additional features include an attached tandem garage with plenty of room for parking and storage, as well as convenient in-unit laundry. Located in a well-managed complex with low condo fees and easy access to parks, pathways, and transit, this home offers the perfect combination of comfort, practicality, and location.

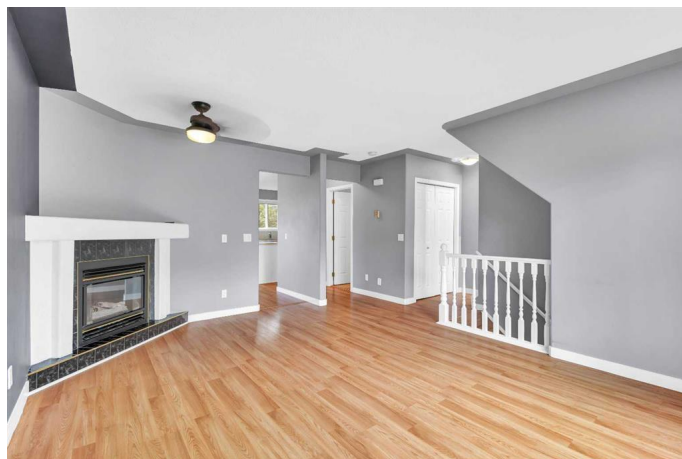
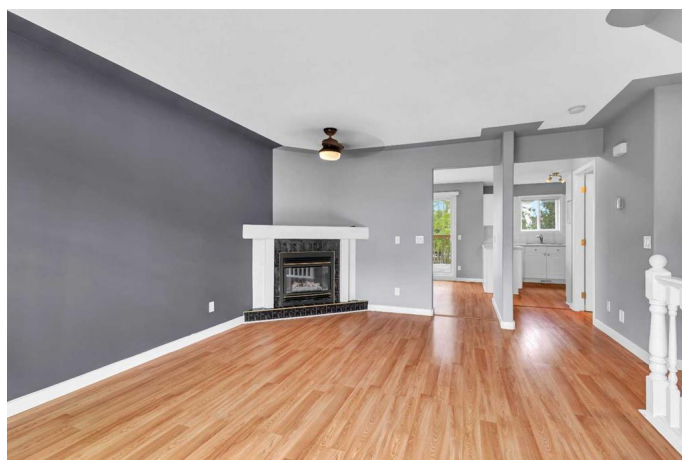
Built in 1998

## Essential Information

MLS® # A2237316

Price \$420,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,284
Acres	0.05
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	36, 49 Rocky Ridge Gate Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4P7

### Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Balcony, Private Yard
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Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	11
Zoning	M-CG d44
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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