# \$479,900 - 2, 172 Rockyledge View Nw, Calgary

MLS® #A2239573

### \$479,900

2 Bedroom, 3.00 Bathroom, 1,136 sqft Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to your new townhome featuring 2 upper balconies and a walk-out patio area. Your in-floor heated entry way leads you to a spacious foyer and an attached extended single car garage with a driveway for additional parking and plenty of additional visitor parking in this meticulous complex. On the main floor you will find a very open floor plan featuring a spacious kitchen, dining area, 2 piece washroom and a spacious living area with sliding door to one of the 2 upper west facing balconies. The upper floor is highlighted by your primary bedroom large enough for a king size bed with dual closets, 3 piece ensuite and its own balcony. The upper floor also has a large 2nd bedroom, laundry room and 4 piece washroom. The hardwood flooring in the entryway, the stainless steel appliances and the carpet in the bedrooms were all replaced in 2021. This complex is a short walk to the Tuscany LRT station, nearby shopping and endless amenities in the sought after community of Rocky Ridge.



#### **Essential Information**

MLS® # A2239573 Price \$479,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2







Half Baths 1

Square Footage 1,136 Acres 0.00

Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 2, 172 Rockyledge View Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G 6B2

#### **Amenities**

Amenities Fitness Center, Visitor Parking

Parking Spaces 2

Parking Driveway, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, No Smoking Home, Open Floorplan

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings, Electric Oven

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Lawn

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 18th, 2025

Days on Market

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office CIR Realty

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