

# \$459,900 - 2, 172 Rockylodge View Nw, Calgary

MLS® #A2239573

**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

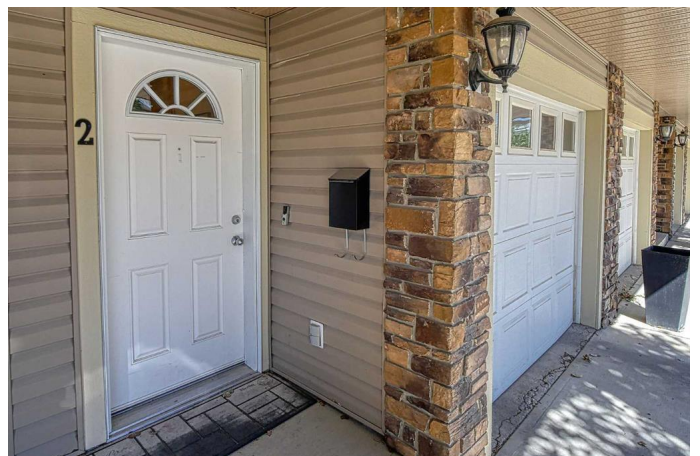
Rocky Ridge, Calgary, Alberta

Welcome to your new 1430 plus square footage 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.

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2239573  |
| Price     | \$459,900 |
| 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 Rockledge 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 | 17              |
| Zoning         | DC (pre 1P2007) |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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