



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2, 172 Rockledge View NW
Calgary, Alberta

MLS # A2239573



\$479,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,136 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 551
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: None

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.