



**GRASSROOTS**  
REALTY GROUP

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**13, 108 Rockledge View NW**  
**Calgary, Alberta**

**MLS # A2247163**



**\$389,999**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Gazebo		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 591
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to elevated living in this beautifully renovated two-storey condo in the heart of Rocky Ridge—a rare opportunity to own a stylish, sun-filled home with over \$40,000 in recent upgrades and stunning panoramic greenspace views! Step inside to discover a bright and airy layout with 9-foot ceilings on both levels and oversized south-facing windows that flood the home with natural light all day long. The main floor has been completely refreshed with new wide-plank luxury vinyl flooring, modern light fixtures, and a reimagined open-concept kitchen featuring quartz countertops, a new under-mount sink and faucet, a striking Italian tile backsplash and pot lights throughout, don't forget the new knockdown ceiling - no more popcorn! The spacious living and dining areas flow effortlessly for everyday comfort and entertaining, complemented by a stylish 2-piece guest bath. Upstairs, the primary suite is a serene retreat with breathtaking views and a private 3-piece ensuite. The generous second bedroom features his & her closets and easy access to the fully updated 4-piece main bath. Enjoy the convenience of two TITLED underground parking stalls, a TITLED storage locker, and access to the well-equipped fitness centre included with your condo fees! Set in a well-managed complex, this home offers unbeatable access to schools, shopping, dining, parks, transit (including the LRT), and the extensive pathways and amenities of Rocky Ridge. Whether you're a first-time buyer, downsizer, or investor, this turnkey home is move-in ready and a standout value! Don't miss your chance to view this BEAUTIFULLY upgraded gem—book your private showing today!