



GRASSROOTS
REALTY GROUP

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11, 145 Rockledge View NW
Calgary, Alberta

MLS # A2247272



\$369,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	906 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 577
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: 3 TV and wall mounts

Welcome to your dream home with million-dollar VIEWS! This immaculate 2-bedroom townhouse in Blue Sky at Rocky Ridge offers breathtaking mountain vistas that will leave you in awe. Enjoy your morning coffee or unwind in the evening with a sunset from your private balcony—soaking in the serene, countryside feel while still enjoying all the conveniences of city living. Inside, you'll find abundant natural light, soaring 9-ft ceilings, and floor-to-ceiling windows that perfectly frame those stunning views. The open-concept layout creates a seamless flow between the kitchen, dining, 1/2 bath, and living areas. The kitchen features maple cabinets, a pantry, stainless steel appliances, and a breakfast bar, while the living room opens to a spacious deck overlooking both the city and mountains. The primary bedroom is a relaxing retreat with a 4-piece ensuite. A second generously sized bedroom, another full 4-piece bath, and convenient upper-level laundry complete the upstairs. This home also includes a titled underground parking stall with a storage locker, private gym access, nearby nature paths for biking, and pet-friendly green spaces. Location is unbeatable—a short walk to the LRT, and minutes to the Rocky Ridge YMCA Recreation Centre, schools, shopping, and many other amenities. Beautifully maintained with numerous updates, this home truly stands out. Condo fees include annual community fees providing access to recreation facilities. don't miss this rare opportunity!