



**GRASSROOTS**  
REALTY GROUP

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20, 169 Rockyledge View NW  
Calgary, Alberta

MLS # A2249260



**\$377,000**

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	921 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 619
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: NA

Marvel at the view in this 2 bedroom 2.5 bath Townhouse in Blue Sky of Rocky Ridge. #20 is an end unit which means Extra light in your Living Space with glass block bump out adding extra wall space and feature design. The Perfect amount of living space on the main. Kitchen comes complete with SS appliances, Pantry, Ceramic tile flooring, and Breakfast Bar. Step into the Living room and you can enjoy the view while watching TV or relaxing. The flooring is beautiful, BRAND NEW, engineered hardwood. The Balcony off the living room is a great size and perfect for morning Coffee, BBQing, or watching a gorgeous sunset over the Mountains. There is also a half bath on this level. Upstairs you'll find the Primary Bedroom with 3 pce en suite, Convenient Laundry with new electrical for a larger drying capacity, 4 pce main bath and a 2nd bedroom. CARPET on the stairs and Upper level is BRAND NEW This unit also comes with a titled parking stall in the underground parkade and titled storage. Blue Sky also has a fitness room for all to use, and is within walking distance to the Co-op, fast food restaurants, and plenty of walking paths. Tuscany LRT is only minutes away. Easy access to Highway 1A to get out of the city! Perfect place to call HOME.