



GRASSROOTS
REALTY GROUP

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222 Rocky Ridge Court NW
Calgary, Alberta

MLS # A2255279



\$429,000

Division:	Rocky Ridge		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,427 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions:	N/A
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Priced to sell—rare opportunity to own a 3-bedroom end-unit townhouse with single attached garage in desirable Rocky Ridge for under \$430K! Mostly original finishes and very clean, ready for your personal updates. Oak hardwood floors throughout the living room, stairs, and all bedrooms. Bright living room offers a corner gas fireplace, large window, and access to the back deck. Kitchen features white appliances, an island, and a spacious dining nook plus a convenient 2-pc powder room. Upstairs are three good-sized bedrooms and a 4-pc main bath, with a large utility/laundry/storage area down. Close to transit, parks, and Ranch House Lake.