



GRASSROOTS
REALTY GROUP

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

1, 164 Rockledge View NW
Calgary, Alberta

MLS # A2262523



\$409,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 561
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		

Inclusions: NA

Welcome to this bright and beautifully maintained END UNIT townhome in Rocky Ridge, offering west-facing mountain views from both the front deck and upper level. With 9-foot ceilings and over 1450 sq. ft. of developed living space, this home blends comfort and style in one of Calgary's most desirable communities. The entry level features a spacious foyer, large storage room, and access to the single attached garage. The main floor showcases hardwood flooring, a modern kitchen with stainless steel appliances, a breakfast bar, and an open-concept living and dining area with large, bright windows. Step out onto the front deck to enjoy mountain views or relax on the private rear patio with a gas line for your barbecue. A two-piece bath completes this level. Upstairs, the primary bedroom offers stunning mountain views and a three-piece ensuite, along with a second bedroom and 4 piece bath. The laundry is conveniently located on this upper level. Recent updates include new carpet throughout (2025), freshly painted throughout (2025), new shower door, bedroom fan, hot water tank (2023), light fixtures, and vent and duct cleaning (2024) — all adding to the home's fresh, move-in-ready feel. Located close to Rocky Ridge Co-op, Royal Oak Centre, and the Shane Homes YMCA, with playgrounds, walking paths, and bike trails nearby, this home offers the perfect combination of convenience, comfort, and mountain charm.