



**GRASSROOTS**  
REALTY GROUP

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

**3, 132 Rockledge View NW**  
**Calgary, Alberta**

**MLS # A2267784**



**\$289,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge                                                             |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                   |               |                   |
| <b>Style:</b>    | Townhouse                                                               |               |                   |
| <b>Size:</b>     | 705 sq.ft.                                                              | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 1                                                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Underground                                                    |               |                   |
| <b>Lot Size:</b> | -                                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Close to Clubhouse, Few Trees, Garden, Landscaped, Lawn, Low |               |                   |

|                    |                                                                                                                                         |                   |                 |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | In Floor                                                                                                                                | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                                                                                                  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt                                                                                                                                 | <b>Condo Fee:</b> | \$ 456          |
| <b>Basement:</b>   | None                                                                                                                                    | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                         | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                                                         | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Storage, Walk-In Closet(s) |                   |                 |
| <b>Inclusions:</b> | N/A                                                                                                                                     |                   |                 |

**\*OPEN HOUSE SATURDAY NOV 1 FROM 1PM-3PM\*** Welcome to the beautiful community of Rocky Ridge! This bright and inviting townhome includes your heat and water in your condo fees and offers a perfect blend of comfort, convenience, and value in one of Northwest Calgary's most desirable communities. From your living space, enjoy gorgeous mountain views and a thoughtfully designed layout that includes a spacious living room, dedicated dining area, and IN-SUITE LAUNDRY for added convenience. The primary bedroom is generously sized and features a LARGE WALK-IN CLOSET along with direct access to your FENCED FRONT PATIO &mdash; the perfect place to relax or enjoy the surrounding green space. Inside the complex, you'll find a large, well-equipped FITNESS FACILITY, beautifully maintained common areas, and AMPLE VISITOR PARKING for your guests. This WELL-RUN CONDO offers peace of mind and an easy-care lifestyle in a prime location close to grocery stores, schools, parks, and public transit. Recent updates throughout the unit include vinyl flooring, fresh paint, modern light fixtures, updated trim, and a tiled bathroom backsplash &mdash; giving it a clean, move-in-ready appeal. A titled HEATED UNDERGROUND TITLED PARKING STALL and secured STORAGE LOCKER complete this fantastic offering. Don't miss the chance to call this Rocky Ridge gem your new home!