



**15, 117 Rockyledge View NW  
Calgary, Alberta**

**MLS # A2278263**



**\$370,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rolling Slope, Sloped Down, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 577
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Closet Organizers, Pantry, Storage		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained 2 storey townhouse condo in the sought after community of Rocky Ridge. Freshly painted and exceptionally well cared for, this 990 sq. ft. home offers an ideal blend of comfort, convenience, and breathtaking views. The open concept main floor is filled with natural light and features a south facing balcony with unobstructed mountain views, the perfect spot to enjoy your morning coffee or evening sunsets. The functional layout includes 2 spacious bedrooms and 2.5 bathrooms, providing flexibility for professionals, couples, or roommates. Additional highlights include a titled underground parking stall, a separate storage unit, and access to an on site fitness facility. Located near the complex entrance, this home offers quick access in and out of the community, with close proximity to the city limits and the mountains, making it ideal for commuters and outdoor enthusiasts alike. A move in ready home in a prime location this is Rocky Ridge living at its best.