



**20, 117 Rockledge View NW  
Calgary, Alberta**

**MLS # A2285229**



**\$350,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Driveway, Heated Garage, Owned, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 591
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Stone Counters		

**Inclusions:** Murphy Bed in 2nd bedroom

Welcome to this exceptional end unit townhome in Blue Sky at Rocky Ridge, where comfort, style, and breathtaking mountain views come together. This beautifully updated two storey home offers a rare and highly desirable dual primary layout, with two spacious bedrooms &mdash; each complete with its own private ensuite &mdash; creating the perfect setup for roommates and/or guests. Step inside to discover brand new vinyl plank flooring and fresh designer paint throughout, giving the entire home a modern, move in ready feel. The open concept main floor is bright and inviting, enhanced by the added privacy of being an end unit with only one shared wall. Large windows fill the space with natural light while showcasing incredible mountain views and the peaceful green space the home backs onto &mdash; offering both privacy and a beautiful backdrop year round. The kitchen is thoughtfully designed with stainless steel appliances, a pantry for additional storage, and generous cabinetry, seamlessly flowing into the dining and living areas for effortless entertaining or relaxed evenings at home. Comfort is elevated year-round with the added benefit of air conditioning, while the convenience of in unit stacked laundry makes daily living easy. This home also includes a titled parking stall and a dedicated storage unit, along with excellent in-unit storage options throughout &mdash; ensuring everything has its place. Ideally located just 25 minutes from downtown Calgary, you&rsquo;ll enjoy close proximity to childcare, grocery stores, shopping, transit, and nearby pathways and parks. Whether you&rsquo;re a first-time buyer, investor, or looking to downsize without compromising on quality or views, this Rocky Ridge gem delivers low-maintenance living with upscale finishes in one of northwest Calgary&rsquo;s most desirable communities.