



**272 Rocky Ridge Court NW
Calgary, Alberta**

MLS # A2295188

\$417,900



Division:	Rocky Ridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,430 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: \$ 464

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: Blinds are included,

Spacious 4-level split townhouse offering a functional layout and modern updates throughout. This home features 3 bedrooms on the upper level along with a full bathroom, ideal for families. The main floor includes a bright, open kitchen with new countertops and a convenient 2-piece bathroom. Just a few steps down, the lower level boasts a large living room with impressive 10-ft ceilings and direct access to a private deck—perfect for relaxing or entertaining. The basement level, located off the front entrance, includes a laundry area with washer and dryer, a utility sink, and plenty of additional storage space. Recent upgrades include a new furnace, new appliances, and brand-new toilets, offering peace of mind and added value. The home also features an attached garage with direct interior access, providing both convenience and functionality. A well-designed home with multiple living levels, ideal for comfortable everyday living.