



**172 Rockledge View NW  
Calgary, Alberta**

**MLS # A2296266**



**\$400,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, In Gar		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, No Back Lane, No Neighbours Be		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Shelving unit in living room. Blinds "as is"

Exceptional value with low condo fees in the highly sought after community of Rocky Ridge, offering west facing mountain views and a quiet, private location in the complex. The entry level welcomes you with a spacious foyer, additional storage and direct access to the single attached heated garage, complete with an EV charging station. The main floor features 9' ceilings, rich cherry hardwood flooring and a bright open concept design ideal for everyday living. The kitchen connects to the dining and living areas, while large windows flood the space with natural light. Just off the living room, a patio door opens to a spacious deck; perfect for relaxing or entertaining. Upstairs, enjoy the convenience of upper level laundry. The primary bedroom captures beautiful mountain views and includes a 3 piece ensuite, while a second bedroom and full 4 piece bathroom offer flexibility for family, guests or an additional space for a home office. Recent updates include; Furnace (2021), Epoxy flooring in garage (2024), Hot water tank (2025) and Humidifier (2025). The complex itself includes a spacious fitness centre, ample visitor parking, gazebo area and included in the condo fees is access to the Rocky Ridge Community Center. The community provides easy access to parks, playgrounds, walking paths, shopping & schools. Just 15 minutes from the University of Calgary, Foothills Hospital, Calgary Children's Hospital, Market Mall, Bowness Park, Canada Olympic Park & more!