



**14, 133 Rockledge View NW  
Calgary, Alberta**

**MLS # A2302976**



**\$329,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Sloped Down, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 601
<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>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

1,000 Sq. Ft., Two-Storey Condo Offering 2 Bedrooms and 2.5 Bathrooms in Desirable Rocky Ridge. Flooded with Natural light, this Spacious home features 9 Ft ceilings, fresh paint, and Panoramic Mountain Views from both levels. The Kitchen offers Oak cabinets, Under cabinet lighting, a Breakfast bar, Stainless Steel Appliances, plus a Newer Microwave & (Black) Bosch dishwasher. The Living/Dining area opens onto a Large balcony—Perfect for BBQs or enjoying your morning coffee. Upstairs, the primary bedroom boasts Mountain views and a 3-piece ensuite. The second bedroom also enjoys its own 3-piece ensuite, featuring an oversized shower. Convenient upper-level laundry completes this level. This unit comes with a Titled Underground Parking stall and a 4' x 6' storage cage. The complex has its own gym (fitness) centre and plenty of visitor parking. Fantastic location with easy access to Crowchild Trail and Stoney Trail, making mountain getaways or downtown commutes a breeze. The Blue Sky complex is surrounded by walking paths, greenspace, shopping, and is just a short walk to the Tuscany LRT station.