

3, 132 Rockledge View NW
Calgary, Alberta

MLS # A2267784



\$289,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	705 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Garden, Landscaped, Lawn, Low		
Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 456
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY NOV 1 FROM 1PM-3PM Welcome to the beautiful community of Rocky Ridge! This bright and inviting townhome includes your heat and water in your condo fees and offers a perfect blend of comfort, convenience, and value in one of Northwest Calgary's most desirable communities. From your living space, enjoy gorgeous mountain views and a thoughtfully designed layout that includes a spacious living room, dedicated dining area, and IN-SUITE LAUNDRY for added convenience. The primary bedroom is generously sized and features a LARGE WALK-IN CLOSET along with direct access to your FENCED FRONT PATIO — the perfect place to relax or enjoy the surrounding green space. Inside the complex, you'll find a large, well-equipped FITNESS FACILITY, beautifully maintained common areas, and AMPLE VISITOR PARKING for your guests. This WELL-RUN CONDO offers peace of mind and an easy-care lifestyle in a prime location close to grocery stores, schools, parks, and public transit. Recent updates throughout the unit include vinyl flooring, fresh paint, modern light fixtures, updated trim, and a tiled bathroom backsplash — giving it a clean, move-in-ready appeal. A titled HEATED UNDERGROUND TITLED PARKING STALL and secured STORAGE LOCKER complete this fantastic offering. Don't miss the chance to call this Rocky Ridge gem your new home!