

# \$439,900 - 4, 164 Rockledge View Nw, Calgary

MLS® #A2199253

**\$439,900**

2 Bedroom, 3.00 Bathroom, 1,138 sqft  
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Impeccably maintained townhouse with stunning mountain views! Over 1363 sqft of living space in this 2.5 bath 2 bed home. Gorgeous ceramic tile & Brazilian hardwood throughout the main level, with bright sunny windows & expansive 9 ft ceilings. Open floorplan kitchen with extended height cabinets, breakfast bar & a large great room that opens onto an oversized west facing balcony. A lovely green space stretches out behind the property, with sliding glass doors that open onto a large patio. The two oversized bedrooms both feature double closets, while the king sized primary includes a three piece ensuite & a wall of glass overlooking the sprawling Canadian Rockies. A four piece main bath & laundry room separate the two bedrooms allowing for convenient laundry access & noise separation. The lower level includes a convenient entrance way & a generous sized storage space off the heated attached garage. The front driveway offers convenient parking for a second vehicle with lots of nearby visitor parking. The complex itself includes an incredibly well stocked fitness center, ample visitor parking & a pet friendly attitude. Situated in the heart of Rocky Ridge, the community provides access to a clubhouse, parks, playgrounds, walking paths, tennis courts, shopping & schools! 10 minutes from the University of Calgary, Foothills Hospital, Calgary Children's Hospital, Market Mall, Bowness Park, Canada Olympic Park & more!!



Built in 2006

## Essential Information

MLS® #	A2199253
Price	\$439,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,138
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	4, 164 Rockledge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6B2

## Amenities

Amenities	Fitness Center, Storage, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, See Remarks

## Exterior

Exterior Features Balcony  
Lot Description Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 5th, 2025  
Days on Market 42  
Zoning DC

## Listing Details

Listing Office RE/MAX Landan Real Estate

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