

# \$420,000 - 36, 49 Rocky Ridge Gate Nw, Calgary

MLS® #A2237316

**\$420,000**

3 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 36, 49 Rocky Ridge Gate NW, a well-cared-for 3-bedroom, 2.5-bath townhouse nestled in the highly sought-after community of Rocky Ridge. This bright and functional two-storey home offers 1,284 sq ft of above grade living space, highlighted by a welcoming living room with a cozy gas fireplace. The stylish kitchen features stainless steel appliances and crisp white cabinetry, flowing into the dining area and out to a generous deck that's perfect for outdoor dining or relaxing in the sun. Upstairs, the spacious primary bedroom includes a private 3-piece ensuite, while two additional bedrooms provide flexibility for a growing family, guests, or a home office. The developed basement offers additional storage space. Additional features include an attached tandem garage with plenty of room for parking and storage, as well as convenient in-unit laundry. Located in a well-managed complex with low condo fees and easy access to parks, pathways, and transit, this home offers the perfect combination of comfort, practicality, and location.

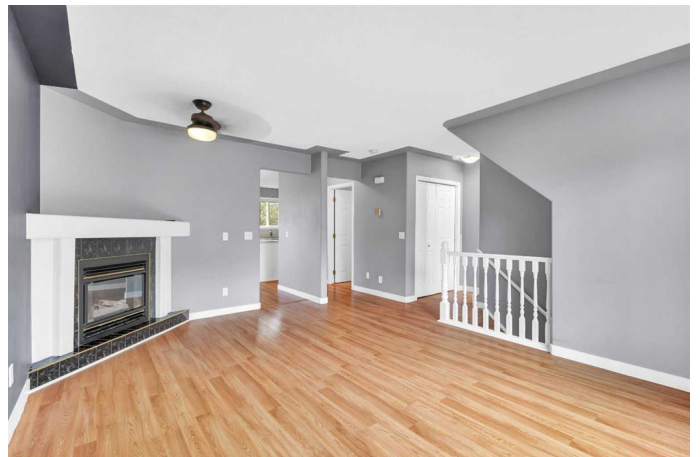
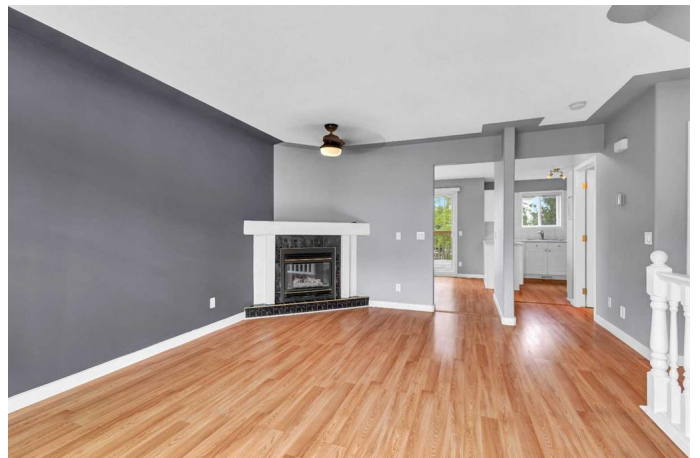
Built in 1998

## Essential Information

MLS® # A2237316

Price \$420,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,284         |
| Acres          | 0.05          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 36, 49 Rocky Ridge Gate Nw |
| Subdivision | Rocky Ridge                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 4P7                    |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | None                                     |
| Parking Spaces | 3                                        |
| Parking        | Double Garage Attached, Driveway, Tandem |
| # of Garages   | 2                                        |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas                                                                            |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Partial                                                              |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
|-------------------|-----------------------|

|                 |                            |
|-----------------|----------------------------|
| Lot Description | Back Yard, Rectangular Lot |
| Roof            | Asphalt Shingle            |
| Construction    | Wood Frame                 |
| Foundation      | Poured Concrete            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 10             |
| Zoning         | M-CG d44       |
| HOA Fees       | 263            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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