

# \$459,900 - 2, 172 Rockylodge View Nw, Calgary

MLS® #A2239573

**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

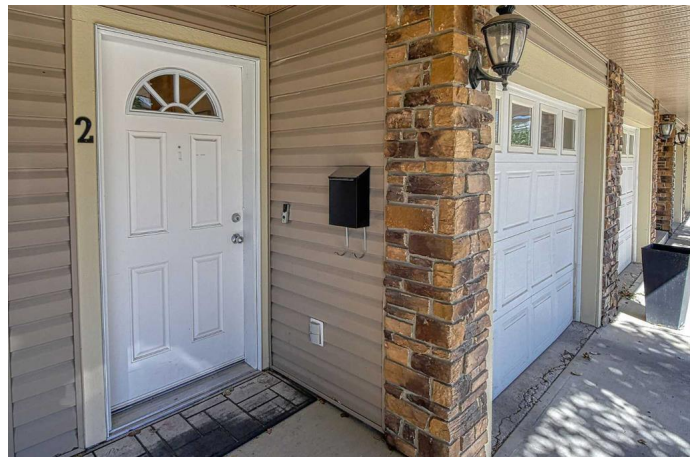
Rocky Ridge, Calgary, Alberta

Welcome to your new 1430 plus square footage townhome featuring 2 upper balconies and a walk-out patio area. Your in-floor heated entry way leads you to a spacious foyer and an attached extended single car garage with a driveway for additional parking and plenty of additional visitor parking in this meticulous complex. On the main floor you will find a very open floor plan featuring a spacious kitchen, dining area, 2 piece washroom and a spacious living area with sliding door to one of the 2 upper west facing balconies. The upper floor is highlighted by your primary bedroom large enough for a king size bed with dual closets, 3 piece ensuite and its own balcony. The upper floor also has a large 2nd bedroom, laundry room and 4 piece washroom. The hardwood flooring in the entryway, the stainless steel appliances and the carpet in the bedrooms were all replaced in 2021. This complex is a short walk to the Tuscany LRT station, nearby shopping and endless amenities in the sought after community of Rocky Ridge.

Built in 2006

## Essential Information

MLS® #	A2239573
Price	\$459,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	2, 172 Rockledge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6B2

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	5
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	CIR Realty
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