

14, 133 Rockledge View NW
Calgary, Alberta

MLS # A2302976



\$319,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 601
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	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: 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.