

**8, 172 Rockledge View NW**  
**Calgary, Alberta**

**MLS # A2309663**



**\$419,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Welcome to Blue Sky at Rocky Ridge where peaceful living, beautiful mountain views, and an unbeatable Northwest location come together. This freshly painted 2 bedroom, 2.5 bathroom townhouse offers a bright and comfortable layout with stunning views of the Rockies from both the living room balcony and the balcony off the primary bedroom. The spacious primary retreat includes a 3-piece ensuite and is the perfect place to unwind and take in the sunsets over the mountains. The second bedroom is generously sized and ideal for guests, family, or a home office. The main floor living space feels warm and inviting with updated modern fixtures and large windows allowing for plenty of natural light throughout and access to the balcony. The private backyard setting creates an added outdoor space rarely found in townhouse living. Pride of ownership is evident throughout with important updates already completed including a newer furnace and newer hot water tank. The single attached heated garage plus full driveway provide parking for two vehicles, while the complex offers ample visitor parking nearby. Residents of this well-managed complex enjoy access to a fitness centre, gazebo area, and the Rocky Ridge Community Centre . Surrounded by walking paths, parks, playgrounds, schools, and shopping, this location also offers quick access to the University of Calgary, Foothills Hospital, Alberta Children's Hospital, Market Mall, Bowness Park, and Canada Olympic Park. An exceptional opportunity to enjoy low-maintenance living in one of Northwest Calgary's most sought-after communities.