

**6, 108 Rockledge View NW**  
**Calgary, Alberta**

**MLS # A2313931**



**\$289,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	766 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	None	<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), High Ceilings, No Smoking Home		

**Inclusions:** NONE

END UNIT with Panoramic Mountain Views - Live the NW Calgary lifestyle you've been dreaming of in this bright and inviting 1-bedroom condo in Rocky Ridge. With 766 sq. ft. of open living space, sunny south exposure, and sweeping mountain views, this home blends comfort, convenience, and natural beauty. The open kitchen and dining area feature warm maple cabinetry, stainless steel appliances, and a breakfast bar — perfect for morning coffee or casual entertaining. Floor-to-ceiling windows flood the living room with light, enhanced by new Maxxmar roller shades. The spacious bedroom offers a walk-in closet and French doors to a second private patio, giving you two outdoor spaces to enjoy sunrise and sunset. Practical updates include a new hot water tank (Feb 2024) and new living room roller shades. You'll also appreciate the titled heated underground parking, secured storage locker, and a pet-friendly building with a fitness centre, social room, and beautifully maintained grounds. Step outside to walking and biking paths, parks, and the Rocky Ridge Ranch HOA with tennis courts, skating rink, splash park, and a lake for summer fun. Co-op is just a short walk away, with Crowfoot Crossing, Tuscany LRT, Stoney Trail, and Crowchild Trail all minutes from your door. From the YMCA to Foothills Hospital to weekend mountain escapes — everything is within easy reach. Move-in ready and perfectly located, this home offers exceptional value in one of NW Calgary's most desirable communities. Before you book your showing, checkout the floor plans and 3D tour.