

2, 140 Rockledge View NW
Calgary, Alberta

MLS # A2339704



\$278,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	767 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	In Floor		
Floors:	Ceramic Tile, Laminate		
Roof:	-		
Basement:	-		
Exterior:	Stone, Vinyl Siding, Wood Frame		
Foundation:	-		
Features:	Closet Organizers, Kitchen Island, Laminate Counters		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 475		
LLD:	-		
Zoning:	DC (pre 1P2007)		
Utilities:	-		

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Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

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Sewer: -

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LLD: -

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Utilities: -

Inclusions: None

Welcome to this bright and inviting 1-bedroom, 1-bathroom condo in a quiet, well-maintained complex. With a desirable west-facing exposure, the home is filled with natural light throughout the day. Enjoy your morning coffee or unwind outdoors on the private patio. A rare and desirable feature, this condo offers both a front and back entrance for added convenience and accessibility. The kitchen features stainless steel appliances, while the spacious primary bedroom offers a walk-in closet with excellent built-in cabinetry for organized storage. Additional highlights include titled underground parking and a separate storage unit. Conveniently located close to amenities, shopping, dining, and everyday essentials. A wonderful opportunity for first-time buyers, downsizers, or investors!