

# \$439,900 - 4, 164 Rockylodge View Nw, Calgary

MLS® #A2199253

**\$439,900**

2 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Impeccably maintained townhouse with stunning mountain views! Over 1363 sqft of living space in this 2.5 bath 2 bed home. Gorgeous ceramic tile & Brazilian hardwood throughout the main level, with bright sunny windows & expansive 9 ft ceilings. Open floorplan kitchen with extended height cabinets, breakfast bar & a large great room that opens onto an oversized west facing balcony. A lovely green space stretches out behind the property, with sliding glass doors that open onto a large patio. The two oversized bedrooms both feature double closets, while the king sized primary includes a three piece ensuite & a wall of glass overlooking the sprawling Canadian Rockies. A four piece main bath & laundry room separate the two bedrooms allowing for convenient laundry access & noise separation. The lower level includes a convenient entrance way & a generous sized storage space off the heated attached garage. The front driveway offers convenient parking for a second vehicle with lots of nearby visitor parking. The complex itself includes an incredibly well stocked fitness center, ample visitor parking & a pet friendly attitude. Situated in the heart of Rocky Ridge, the community provides access to a clubhouse, parks, playgrounds, walking paths, tennis courts, shopping & schools! 10 minutes from the University of Calgary, Foothills Hospital, Calgary Children's Hospital, Market Mall, Bowness Park, Canada Olympic Park & more!!



Built in 2006

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2199253      |
| Price          | \$439,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,138         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4, 164 Rockledge View Nw |
| Subdivision | Rocky Ridge              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 6B2                  |

## Amenities

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

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan                       |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                              |
| Cooling           | None                                                                                                                    |
| Has Basement      | Yes                                                                                                                     |

Basement                      Finished, See Remarks

**Exterior**

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

**Additional Information**

Date Listed              March 5th, 2025  
Days on Market        56  
Zoning                    DC

**Listing Details**

Listing Office            RE/MAX Landan Real Estate

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