

# \$439,900 - 4, 164 Rockledge 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      | Fitness Center, Visitor Parking, Storage |
| Parking Spaces | 2  |
| Parking        | Driveway, Single Garage Attached         |
| # 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 32  
Zoning DC

## Listing Details

Listing Office RE/MAX Landan Real Estate

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