

# \$399,000 - 1, 164 Rocklyedge View Nw, Calgary

MLS® #A2262523

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

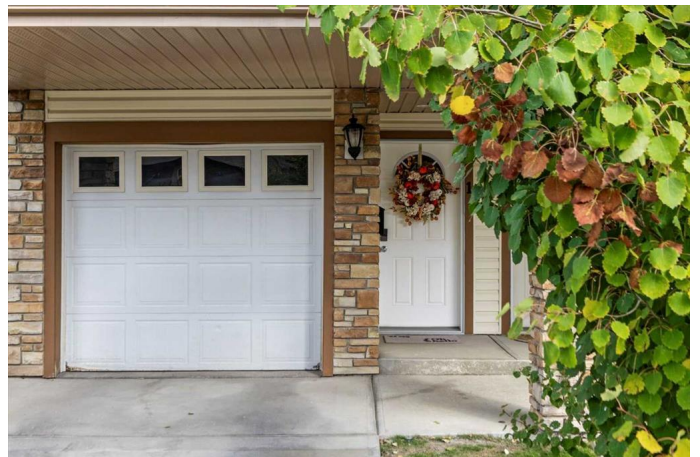
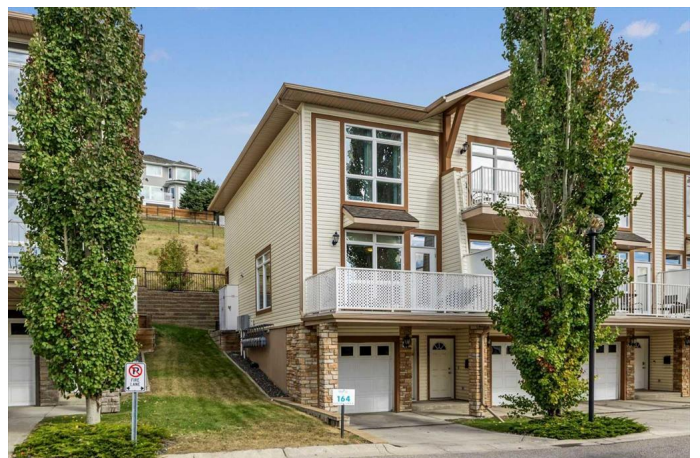
Welcome to this bright and beautifully maintained END UNIT townhome in Rocky Ridge, offering west-facing mountain views from both the front deck and upper level. With 9-foot ceilings and over 1450 sq. ft. of developed living space, this home blends comfort and style in one of Calgary's most desirable communities.

The entry level features a spacious foyer, large storage room, and access to the single attached garage. The main floor showcases hardwood flooring, a modern kitchen with stainless steel appliances, a breakfast bar, and an open-concept living and dining area with large, bright windows. Step out onto the front deck to enjoy mountain views or relax on the private rear patio with a gas line for your barbecue. A two-piece bath completes this level.

Upstairs, the primary bedroom offers stunning mountain views and a three-piece ensuite, along with a second bedroom and 4 piece bath. The laundry is conveniently located on this upper level.

Recent updates include new carpet throughout (2025), freshly painted throughout (2025), new shower door, bedroom fan, hot water tank (2023), light fixtures, and vent and duct cleaning (2024) – all adding to the home's fresh, move-in-ready feel.

Located close to Rocky Ridge Co-op, Royal Oak Centre, and the Shane Homes YMCA, with playgrounds, walking paths, and bike trails nearby, this home offers the perfect



combination of convenience, comfort, and mountain charm.

Built in 2007

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2262523      |
| Price          | \$399,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,169         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1, 164 Rockledge View Nw |
| Subdivision | Rocky Ridge              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G6B2                   |

**Amenities**

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

**Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows, High Ceilings, Soaking Tub        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |

|              |                       |
|--------------|-----------------------|
| Heating      | Natural Gas, Central  |
| Cooling      | None                  |
| Has Basement | Yes                   |
| Basement     | Finished, See Remarks |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Playground, Rain Gutters                |
| Lot Description   | Landscaped, Lawn, Rectangular Lot, Street Lighting, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame, Stone                                          |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 11                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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