

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

MLS® #A2262523

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,169 sqft  
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

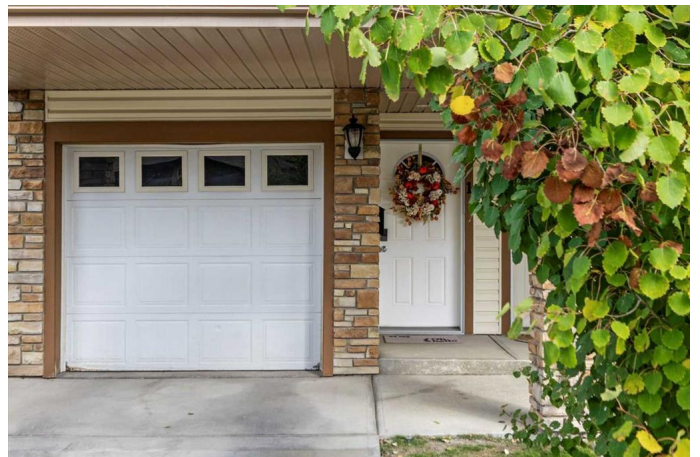
Welcome to this bright and beautifully maintained END UNIT townhome in Rocky Ridge, offering west-facing mountain views from both the front deck and upper level. With 9-foot ceilings and over 1450 sq. ft. of developed living space, this home blends comfort and style in one of Calgary's most desirable 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	19
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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