

\$459,900 - 2, 172 Rockylodge View Nw, Calgary

MLS® #A2239573

\$459,900

2 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

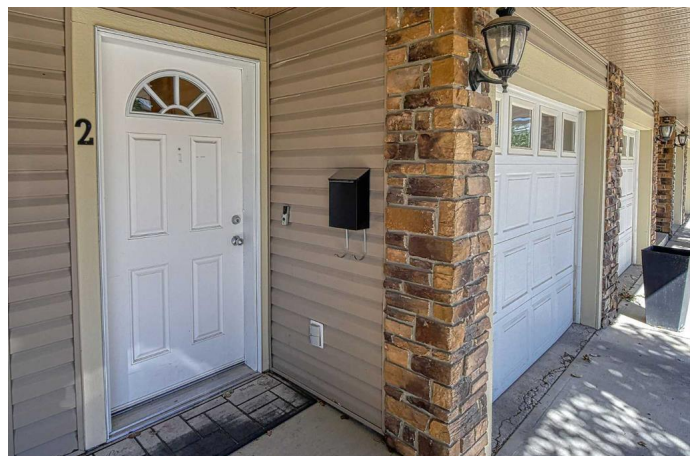
Rocky Ridge, Calgary, Alberta

Welcome to your new 1430 plus square footage townhome featuring 2 upper balconies and a walk-out patio area. Your in-floor heated entry way leads you to a spacious foyer and an attached extended single car garage with a driveway for additional parking and plenty of additional visitor parking in this meticulous complex. On the main floor you will find a very open floor plan featuring a spacious kitchen, dining area, 2 piece washroom and a spacious living area with sliding door to one of the 2 upper west facing balconies. The upper floor is highlighted by your primary bedroom large enough for a king size bed with dual closets, 3 piece ensuite and its own balcony. The upper floor also has a large 2nd bedroom, laundry room and 4 piece washroom. The hardwood flooring in the entryway, the stainless steel appliances and the carpet in the bedrooms were all replaced in 2021. This complex is a short walk to the Tuscany LRT station, nearby shopping and endless amenities in the sought after community of Rocky Ridge.

Built in 2006

Essential Information

MLS® #	A2239573
Price	\$459,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	2, 172 Rockyledge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6B2

Amenities

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

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 18th, 2025
Days on Market	19
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.