1 169 Rockyledge View NW

Calgary | Active | MLS® A2346440

$309,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2007**	**767.09 sq. ft.**

Your next move starts with a conversation.

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Listed by Grand Realty

A closer look

Imagine coming home to a stylish urban retreat every day - welcome to #1, 169 Rockyledge View N.W., where contemporary design meets exceptional convenience. This 767 square-foot townhome is more than just a living space; it’s an embodiment of modern comfort and effortless living. Perfectly suited for singles or couples, this property offers a harmonious blend of function and aesthetics. Step inside and be greeted by a spacious and open floor plan that immediately feels like home. The seamless integration of the living, dining, and kitchen areas maximizes the space, creating a versatile environment that’s perfect for both relaxation and entertaining. The heart of the home, the kitchen, features recent updates that elevate its style and functionality. The kitchen is a culinary dream with endless countertops, a kitchen island, and a breakfast bar, ideal for casual meals or entertaining friends. Stainless-steel appliances add a touch of modernity, while ample storage and prep space ensure cooking is a delight. The abundant natural light streaming through large windows makes the entire place feel bright and welcoming. Retreat to your serene bedroom, a cozy haven designed for rest and rejuvenation. The updated bathroom continues the theme of modern elegance with high-quality fixtures and finishes, providing a spa-like experience every day. Now, when stepping outside, you can choose between a very private, north facing patio and the large, south facing patio with the unobstructed mountain's view and ready for the summer barbequing and guests entertaining. For your convenience and additional value, the unit comes with a full-size newer washer and dryer, underground, heated parking stall and a storage locker. Condo fees include heating, water/swage and garbage disposal. This move-in-ready unit ensures you can settle in without the hassle of renovations. For those considering investment opportunities, this place holds significant rental income potential. Its desirable features and prime location make it an attractive option for tenants, promising a steady and rewarding return on investment. Don’t miss the chance to own this modern, conveniently located home with an easy access to major highways, short drive to downtown, proximity to grocery shopping, restaurants and coffee shops. Whether you’re a first-time homebuyer, downsizing, or seeking an investment property, this home offers everything you need and more. Schedule a viewing today and discover the perfect blend of style, comfort, and convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346440
Bedrooms	1
Bathrooms	1
Year Built	2007
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse-Stacked
Total Living Area:	767.09 sq. ft.
Main Level Finished Area:	767.09 sq. ft.
Condo Fee:	$475.34
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Levels:	One
End Unit:	End Unit, No One Below
Total Rooms Above Grade:	4
Year built:	2007 (Age: 19)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0711555
Heating:	In Floor, Natural Gas

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Garage Door Opener, Heated Garage, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Blue Sky
Community:	Rocky Ridge
Amenities:	Clubhouse, Fitness Center, Park, Parking, Playground, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Living Room · 14'1" × 11'2" ·

Main Floor	Kitchen · 8'5" × 7'8" ·
Main Floor	Dining Room · 11'6" × 10'10" ·
Main Floor	Bedroom - Primary · 12'3" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Terrace
Lot Features:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-169-rockyledge-view-nw-calgary-a2346440/

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