17 181 Rockyledge View NW

Calgary | Active | MLS® A2352589

$309,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2007**	**1,001.77 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Enjoy stunning mountain views from this spacious 2 bedroom, 2.5 bathroom townhome in the amenity rich community of Rocky Ridge. This well maintained two level residence offers the ideal blend of everyday comfort and extraordinary scenery-an opportunity to experience homeownership with a true million dollar Rocky Mountain backdrop. With just over 1,000 sq. ft. of bright, inviting living space, the main level offers a warm and welcoming atmosphere. The U shaped kitchen features stainless steel appliances, maple shaker style cabinetry, and a breakfast bar ideal for casual dining. The open concept layout creates effortless flow from the kitchen to the dining area and living room-an ideal setup for hosting friends or family. Step outside to your private patio to grill, unwind, and enjoy long summer evenings. Whether entertaining or savoring a quiet morning coffee, the seamless indoor outdoor connection makes this home feel instantly comfortable. Wake up each day to serene mountain views from your primary suite, complete with a private 3 piece ensuite. A spacious second bedroom, full 4 piece bathroom, and upper floor laundry with stacked washer and dryer complete this thoughtfully designed level. This unit includes a titled underground parking stall and a titled storage locker for added convenience. Residents also enjoy access to a fully equipped on site gym within a well managed complex surrounded by parks and extensive pathways. Perfectly positioned near grocery stores, everyday amenities, public transit, and major connecting roadways, this location offers a rare balance of mountain tranquility and city convenience. Whether you’re a first time buyer, downsizer, or investor, this home delivers exceptional value. It’s a place you’ll be proud to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352589
Bedrooms	2
Bathrooms	3
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:	2 Storey
Total Living Area:	1,001.77 sq. ft.
Main Level Finished Area:	475.1 sq. ft.
Upper Level Finished Area:	526.67 sq. ft.
Condo Fee:	$601.16
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0711555
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	Wall/Window Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Blue Sky
Community:	Rocky Ridge
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Park, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Window AC Unit, BBQ, Couch in Bedroom
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Kitchen · 11' × 8'10" ·
Main Floor	Dining Room · 12'1" × 6'7" ·
Main Floor	Foyer · 6'1" × 3'5" ·
Main Floor	Living Room · 12'1" × 9' ·
2nd Floor	Laundry · 5'6" × 3' ·
2nd Floor	Bedroom - Primary · 12'2" × 9'11" ·

2nd Floor	Bedroom · 10'8" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Separate Entrance
Exterior Features:	Balcony, Barbecue, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Backs on to Park/Green Space, No Neighbours Behind
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/17-181-rockyledge-view-nw-calgary-a2352589/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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