2 140 Rockyledge View NW

Calgary | Active | MLS® A2349120

$278,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2005**	**767 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Welcome home! This bright and inviting 1 bedroom, 1 bathroom condo offers the perfect blend of comfort, convenience, and easy living in a quiet, well maintained complex.

With a desirable west facing exposure, natural light fills the home throughout the day, creating a warm and welcoming atmosphere. Enjoy your morning coffee on the private patio or relax and soak up the evening sunshine.

One of the standout features is the rare front and back entrance, offering added convenience and easy accessibility. The kitchen features stainless steel appliances, while the spacious primary bedroom includes a walk in closet with excellent built in cabinetry, giving you plenty of room to keep everything organized.

You will also appreciate the titled underground parking stall and titled storage unit, providing both convenience and valuable extra space.

Located close to shopping, dining, amenities, and everyday essentials, this condo puts convenience right at your doorstep.

Whether you are a first time buyer, looking to simplify and downsize, or searching for a great investment opportunity, this one is worth a look. Come see why this could be the perfect place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349120
Bedrooms	1
Bathrooms	1
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	767 sq. ft.
Condo Fee:	$475.34
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Insurance, Maintenance Grounds, Professional Management, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2005 (Age: 21)
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:	0512554
Heating:	In Floor
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	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:	Park, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator
Inclusions:	None.
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 8'4" × 4'2" ·
Main Floor	Living Room · 14' × 10'9" ·
Main Floor	Dining Room · 11'6" × 7'8" ·
Main Floor	Kitchen · 9'5" × 8'5" ·
Main Floor	Bedroom - Primary · 12'3" × 11'2" ·
Main Floor	Laundry · 3'7" × 3' ·
Main Floor	Furnace/Utility Room · 3'9" × 3' ·
Title to Land:	Fee Simple

Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, Kitchen Island, Laminate Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Front Porch, Patio, Rear Porch
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-140-rockyledge-view-nw-calgary-a2349120/

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