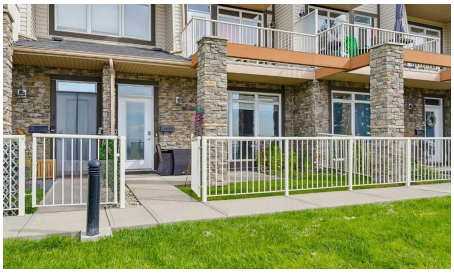
4 117 Rockyledge View NW

Calgary | Active | MLS® A2348081

$255,000









Bedrooms	Bathrooms	Year Built	Living area
1	1	2004	769 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

OPENHOUSE Sat Oct 10, 1-3pm: MOUNTAIN VIEWS | 2 PRIVATE PATIOS | TITLED UNDERGROUND PARKING & STORAGE: Welcome to this bright and beautifully maintained main-floor unit in the highly desirable Blue Sky complex, offering an open-concept layout, in-floor heating, multiple outdoor spaces and stunning Rocky Mountain views. Large windows fill the home with natural light while showcasing the impressive views from the main living areas. The spacious living room flows seamlessly into the dining area and well-designed kitchen featuring stainless steel appliances, ample cabinetry, stylish lighting and a breakfast bar island perfect for casual dining and entertaining. Additional wall-mounted shelving throughout the unit provides convenient extra storage and display space. Just off the main living space, step outside to the private front patio where you can relax, barbecue, garden and enjoy unobstructed mountain views. The generous primary bedroom offers direct access to a second rear patio, a walk-in closet and convenient cheater access to the 4-piece bathroom. Additional features include in-suite laundry, titled underground parking and a titled storage unit. Located in an extremely walkable community with easy access to pathways, parks, playgrounds, the C-Train, community centre, YMCA, shopping, restaurants and everyday amenities. A fantastic opportunity to enjoy low-maintenance living with exceptional outdoor space and beautiful mountain views.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348081
Bedrooms	1
Bathrooms	1
Year Built	2004
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
Total Living Area:	769 sq. ft.

Condo Fee:	$475.34
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2004 (Age: 22)
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:	0413357
Heating:	In Floor
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Tile

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, 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:	Fitness Center, Recreation Facilities
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	NA
Restrictions:	Board Approval
Pets Allowed:	Yes
Main Floor	Living Room · 11'7" × 11'2" ·
Main Floor	Kitchen · 9'6" × 8'1" ·
Main Floor	Dining Room · 11'7" × 7'1" ·
Main Floor	Bedroom · 12'2" × 11'1" ·
Main Floor	Laundry · 3'9" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings
Exterior Features:	Private Entrance

Patio And Porch Features:	Patio
Lot Features:	See Remarks, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4-117-rockyledge-view-nw-calgary-a2348081/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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