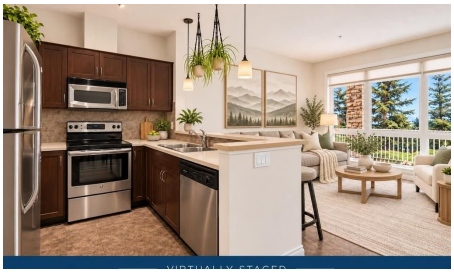
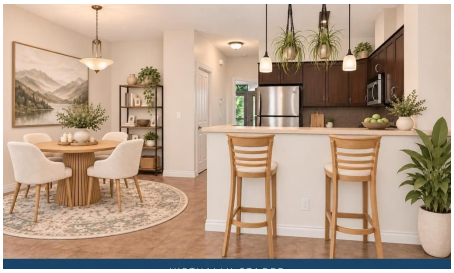
6 108 Rockyledge View NW

Calgary | Active | MLS® A2352562

$249,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2004**	**766.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

This bright 1-bedroom Pet friendly end-unit in Rocky Ridge gives you the kind of mountain views people move to NW Calgary for. You can see the Rockies from the living room, kitchen, and front patio, and the bedroom opens through French doors to a second private patio with a peaceful lawn area. It’s rare to get outdoor space on both sides - and it makes the home feel open and connected to nature. The kitchen features maple cabinetry, stainless steel appliances, and a breakfast bar. Floor-to-ceiling windows bring in tons of natural light, and the bedroom has a walk-in closet plus direct patio access. Updates include a new hot water tank (2024) and new roller shades. Heated underground parking, storage locker, pet-friendly building, fitness Centre, social room - everything you need is here. And with Rocky Ridge Ranch included in your HOA, you get tennis courts, splash park, skating rink, and paddle boats on the lake. You’re steps from walking paths, Co-op, Crowfoot Crossing, Tuscany LRT, and major roadways. A comfortable, well-kept home in a fantastic NW location. Property is Virtually Staged (Annual Property tax:; Parking $66.50; Storage $16.63; Condo unit $1925.15)

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352562
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-Stacked
Total Living Area:	766.3 sq. ft.
Condo Fee:	$475.34

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	One
End Unit:	End Unit
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:	0414505
Heating:	In Floor, Hot Water, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Garage Door Opener, Heated Garage, Parkade, 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, Gazebo, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 14'6" × 11'2" ·
Main Floor	Dining Room · 11'9" × 10'7" ·
Main Floor	Bedroom - Primary · 13'3" × 11'2" ·
Main Floor	Kitchen · 8'4" × 8'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), High Ceilings, No Smoking Home
Exterior Features:	Balcony, BBQ gas line

Patio And Porch Features:	Balcony(s), Patio
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6-108-rockyledge-view-nw-calgary-a2352562/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.