

# \$414,900 - 7, 156 Rockylodge View Nw, Calgary

MLS® #A2235988

**\$414,900**

2 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Nestled in the sought-after community of Rocky Ridge, this beautifully maintained townhouse radiates pride of ownership. Featuring gleaming hardwood floors, soaring 9-foot ceilings, and great mountain views enjoyed from both the living room and the primary bedroom.

Upon entry, you're welcomed by a spacious foyer that leads to a convenient storage area and direct access to the heated single attached garage. Upstairs, the main living area also features a well-appointed kitchen with a breakfast bar that flows seamlessly into the open-concept living and dining space, floor to ceiling windows and access to a large sunny west facing deck.

Designed for comfort and functionality, this home offers laundry conveniently located on the upper level.

Residents of this charming complex enjoy access to on-site amenities including a fitness facility, adding extra value to this already exceptional home.

Ideally located just a short walk from the Tuscany LRT station, nearby shopping, and countless amenities.

Built in 2006

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2235988      |
| Price          | \$414,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,147         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 7, 156 Rockledge View Nw |
| Subdivision | Rocky Ridge              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 6B2                  |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Fitness Center, Visitor Parking |
| Parking Spaces | 2                               |
| Parking        | Single Garage Attached          |
| # of Garages   | 1                               |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, See Remarks                                                                                      |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Low Maintenance Landscape       |
| Roof            | Asphalt Shingle                 |
| Construction    | Stone, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 95              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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