

8, 153 Rockledge View NW
Calgary, Alberta

MLS # A2230745



\$289,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Rocky Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 706 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | In Floor, Hot Water | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 456 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Chandelier, No Smoking Home, Open Floorplan | | |

Inclusions: Window Covering Hardware - all , All Storage Locker Items - portable shelf, paint, flooring, Keys and Fob(s) - all

WOW! Proudly presenting an AMAZING OPPORTUNITY in the desirable N.W. community of Rocky Ridge. Delivering beautiful Mountain Views and Brand New Stainless Steel Appliances (refrigerator and oven) this well-maintained residence exemplifies pride of ownership. The 700+ SF end-unit offers an exceptional opportunity for a first-time buyer, downsizer, and savvy investor. In addition, the outstanding location is a mere 10 minute walk to the Tuscany LRT station making for an ideal U of C student residence! Updates and improvements to the property include band new never-used stainless steel oven and refrigerator (photos & specs in the supplements -installation June 2025), engineered hardwood flooring, washer and dryer (2022), microwave hood fan (2022) and fresh paint (2025) - a new hot water heater was installed in 2019. The thoughtful layout allows natural light to flood the open concept living room, kitchen and dining space while smartly positioning the bedroom and bathroom at the rear of the suite. Delight in the sunshine and sweeping mountain views from the spacious living room and kitchen while having the added bonus of a designated dining area to entertain friends. The kitchen features ample cabinets, countertops, and stainless-steel appliances. The generously sized bedroom offers TWO closets, including a large walk-in, and provides direct access through charming French doors to a quiet second outdoor space. The large balcony with gas hook-up is a wonderful highlight to this property — the perfect spot for morning coffee, evening barbeques, or simply relaxing and taking in the Majestic Rocky Mountain Vistas! Other notable highlights of this special property include 1) in-suite laundry, 2) Titled heated underground parking, 3) Titled storage locker, 4) affordable condo fees, and 5) a community fitness centre. Entrance to the underground parking and

secure storage is conveniently located steps from the unit's front door. There is also elevator access to the parkade and storage room located at the end of the unit's row. Enjoy the excellent proximity to many amenities including parks, walking trails, recreation facilities, shopping, transit, U of C, along with easy access to Crowchild Trail and the beautiful Rocky mountains. This home offers it all — location, value, and an exceptional lifestyle!