

# \$429,500 - 7, 156 Rocklyedge View Nw, Calgary

MLS® #A2235988

**\$429,500**

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	\$429,500
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
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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	61
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	The Real Estate District
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