

\$369,000 - 11, 145 Rockylodge View Nw, Calgary

MLS® #A2247272

\$369,000

2 Bedroom, 3.00 Bathroom, 906 sqft

Residential on 0.00 Acres

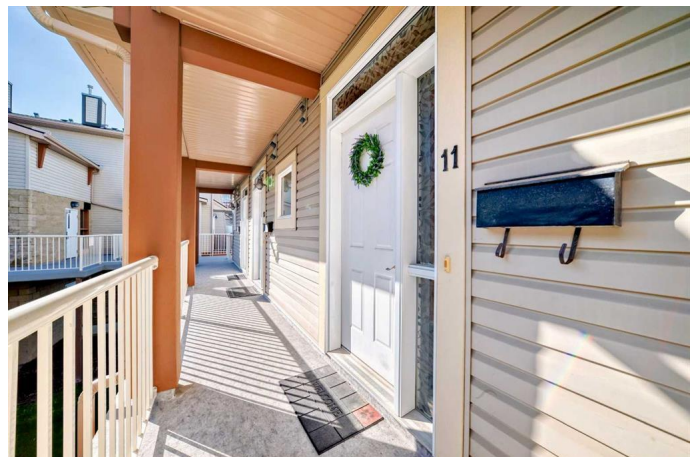
Rocky Ridge, Calgary, Alberta

Welcome to your dream home with million-dollar VIEWS! This immaculate 2-bedroom townhouse in Blue Sky at Rocky Ridge offers breathtaking mountain vistas that will leave you in awe. Enjoy your morning coffee or unwind in the evening with a sunset from your private balcony—soaking in the serene, countryside feel while still enjoying all the conveniences of city living. Inside, you'll find abundant natural light, soaring 9-ft ceilings, and floor-to-ceiling windows that perfectly frame those stunning views. The open-concept layout creates a seamless flow between the kitchen, dining, 1/2 bath, and living areas. The kitchen features maple cabinets, a pantry, stainless steel appliances, and a breakfast bar, while the living room opens to a spacious deck overlooking both the city and mountains.

The primary bedroom is a relaxing retreat with a 4-piece ensuite. A second generously sized bedroom, another full 4-piece bath, and convenient upper-level laundry complete the upstairs.

This home also includes a titled underground parking stall with a storage locker, private gym access, nearby nature paths for biking, and pet-friendly green spaces. Location is unbeatable—a short walk to the LRT, and minutes to the Rocky Ridge YMCA Recreation Centre, schools, shopping, and many other amenities.

Beautifully maintained with numerous updates, this home truly stands out. Condo fees include



annual community fees providing access to recreation facilities. donâ€™t miss this rare opportunity!

Built in 2005

Essential Information

MLS® #	A2247272
Price	\$369,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	906
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	11, 145 Rockyledge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5Y5

Amenities

Amenities	Other
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Metro Benchmark Real Estate Ltd.
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