

WELCOME TO ROCKY RIDGE



APARTMENT | 706 sq ft | 1 BEDROOM | 1 BATHROOM



#5 148 Rockledge View NW

Looking for a condo that is affordable and located in a highly desirable neighborhood? Look no further than this one bedroom, one bathroom condo unit located in the "Blue Sky" complex of Rockledge View in NW Calgary. Freshly painted this beautiful home is available for immediate possession! South facing, this condo one level, open concept, has huge windows and 9-foot ceilings throughout. The front patio gets lots of sun and is a great place to hang out from Spring to Fall. Upon entering this home, you will find a large front entry area with a large front closet. As you walk into the open concept living room, kitchen, and dining room you will find massive front window that fills the area with natural light. The kitchen features a breakfast bar, lots of counter space and stainless-steel appliances. In the dining room there is a nook that is perfect for a small desk / office area. Being open concept, this home is great for entertaining, and there is lots of visitor parking spots throughout the complex. Off the kitchen there is a pantry space which could also be used as a linen closet or extra storage. The conveniently stacked washer / dryer is in its own room and utility room has the newer hot water tank and the access point for the in-floor heat pipes etc. The primary bedroom features large window and patio door leading to another outdoor living space with grass and a concrete landing. There is a large walk-in closet and more storage inside the primary bedroom. This unit comes with 1 titled underground parking stall plus 1 titled storage unit. Blue Sky complex has a large fitness facility, a gazebo sitting area, lots of green space, visitor parking and extensive pathways throughout the area. Pets are allowed here but are subject to board approval. Conveniently this condo is close to many parks, playgrounds, the YMCA in Rocky Ridge, as well as a CO-OP grocery store, liquor store, and gas station. Blue Sky Complex is part of the Rocky Ridge HOA, and the monthly contribution is included in the condo fees. Located just off HWY 1A and not far from Stoney Trail this home is close to major roads and Tuscany c-train station. Book your showing today!. **MLS® #A1168250**



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StoneMere
Real Estate Solutions



#5 148 Rockledge View NW

Apartment

Possession: Immediately

Neighbourhood: Rocky Ridge

Built in: 2005

Construction: Stone, Vinyl Siding

Parking: Stall, Titled (1)



Main Level

- Kitchen: 9`6" x 8`6"
- Dining Room: 9`0" x 7`8"
- Living Room: 11`8" x 10`10"
- Foyer: 8`4" x 4`2"
- Laundry: 3`8" x 3`2"
- Primary Bedroom: 12`4" x 11`2"



Features Included: Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Fee Includes: Gas, Insurance, Maintenance Grounds, Professional Management, Reserve-Fund Contributions, Snow Removal, Trash, Water



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