

13, 108 Rockyledge View NW Calgary, Alberta

MLS # A2247163



\$379,999

Division:	Rocky Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	905 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Gazebo		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 591
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to elevated living in this beautifully renovated two-storey condo in the heart of Rocky Ridge—a rare opportunity to own a stylish, sun-filled home with over \$40,000 in recent upgrades and stunning panoramic greenspace views! Step inside to discover a bright and airy layout with 9-foot ceilings on both levels and oversized south-facing windows that flood the home with natural light all day long. The main floor has been completely refreshed with new wide-plank luxury vinyl flooring, modern light fixtures, and a reimagined open-concept kitchen featuring quartz countertops, a new under-mount sink and faucet, a striking Italian tile backsplash and pot lights throughout, don't forget the new knockdown ceiling - no more popcorn! The spacious living and dining areas flow effortlessly for everyday comfort and entertaining, complemented by a stylish 2-piece guest bath. Upstairs, the primary suite is a serene retreat with breathtaking views and a private 3-piece ensuite. The generous second bedroom features his & her closets and easy access to the fully updated 4-piece main bath. Enjoy the convenience of two TITLED underground parking stalls, a TITLED storage locker, and access to the well-equipped fitness centre included with your condo fees! Set in a well-managed complex, this home offers unbeatable access to schools, shopping, dining, parks, transit (including the LRT), and the extensive pathways and amenities of Rocky Ridge. Whether you're a first-time buyer, downsizer, or investor, this turnkey home is move-in ready and a standout value! Don't miss your chance to view this BEAUTIFULLY upgraded gem—book your private showing today!