

36, 49 Rocky Ridge Gate NW
Calgary, Alberta

MLS # A2237316



\$420,000

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,284 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 36, 49 Rocky Ridge Gate NW, a well-cared-for 3-bedroom, 2.5-bath townhouse nestled in the highly sought-after community of Rocky Ridge. This bright and functional two-storey home offers 1,284 sq ft of above grade living space, highlighted by a welcoming living room with a cozy gas fireplace. The stylish kitchen features stainless steel appliances and crisp white cabinetry, flowing into the dining area and out to a generous deck that's perfect for outdoor dining or relaxing in the sun. Upstairs, the spacious primary bedroom includes a private 3-piece ensuite, while two additional bedrooms provide flexibility for a growing family, guests, or a home office. The developed basement offers additional storage space. Additional features include an attached tandem garage with plenty of room for parking and storage, as well as convenient in-unit laundry. Located in a well-managed complex with low condo fees and easy access to parks, pathways, and transit, this home offers the perfect combination of comfort, practicality, and location.