

222 Rocky Ridge Court NW
Calgary, Alberta

MLS # A2255279

\$429,000



Division:	Rocky Ridge		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,427 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Storage

Water: -

Sewer: -

Condo Fee: \$ 433

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: N/A

Priced to sell—rare opportunity to own a 3-bedroom end-unit townhouse with single attached garage in desirable Rocky Ridge for under \$430K! Mostly original finishes and very clean, ready for your personal updates. Oak hardwood floors throughout the living room, stairs, and all bedrooms. Bright living room offers a corner gas fireplace, large window, and access to the back deck. Kitchen features white appliances, an island, and a spacious dining nook plus a convenient 2-pc powder room. Upstairs are three good-sized bedrooms and a 4-pc main bath, with a large utility/laundry/storage area down. Close to transit, parks, and Ranch House Lake.