$379,000 - 16, 181 Rockyledge View Nw, Calgary

MLS® #A2230698

$379,000
2 Bedroom, 2.00 Bathroom, 985 sqft
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Wake up every day to sweeping Rocky Mountain views from this two-storey townhouse condominium in Rocky Ridge, featuring three titled underground heated parking stalls, a rare find. Offering 985 sq ft of well-designed living space, this two-bedroom, two-bathroom home combines comfort, convenience, and an unbeatable location. The main level opens with a welcoming entryway leading to a flexible den or home office. The primary bedroom features a closet with built-in organizers, a private four-piece ensuite, and incredible west-facing mountain views. This level also includes a storage area and laundry with a stacking washer and dryer. Upstairs, large windows and a vaulted ceiling create a bright, airy feel in the open-concept kitchen, dining, and living areas. The kitchen boasts dark maple cabinetry, a tile backsplash, stainless steel appliances, plentiful cupboard space, and a breakfast bar. The dining area flows out to a 6x13 ft southwest-facing balcony with a gas line for a BBQ, the perfect spot to soak up the sunshine and mountain scenery. An additional bedroom with two closets (each with built-in organizers) and a second four-piece bathroom complete this level. This pet-friendly complex (up to two pets with board approval, dogs must weigh less than 15kgs) offers a fully equipped fitness centre and abundant visitor parking. The location is hard to beat, steps to walking and biking paths, parks, and playgrounds, plus access to the Rocky Ridge Ranch Homeownerâ€™s

Association with tennis courts, skating rink, splash park, and a lake for canoeing and kayaking. A 15-minute walk brings you to Calgary Co-op, while Crowfoot Crossingâ€™s shops and restaurants, Royal Oak schools, and the Shane Homes YMCA are just minutes away. Commuting is simple with quick access to Crowchild Trail, Stoney Trail, and the Tuscany LRT station, connecting you to the University of Calgary, SAIT, and downtown. Youâ€™re also only 10 minutes from Market Mall, Foothills Hospital, Alberta Childrenâ€™s Hospital, Bowness Park, and Canada Olympic Park, with the gateway to the mountains right at your doorstep. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 2007

Essential Information

MLS® #	A2230698
Price	$379,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	16, 181 Rockyledge View Nw
Subdivision	Rocky Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 6B1

Amenities

Amenities	Fitness Center, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Underground, Additional Parking, See Remarks

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Laminate Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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