$289,900 - 8, 153 Rockyledge View Nw, Calgary
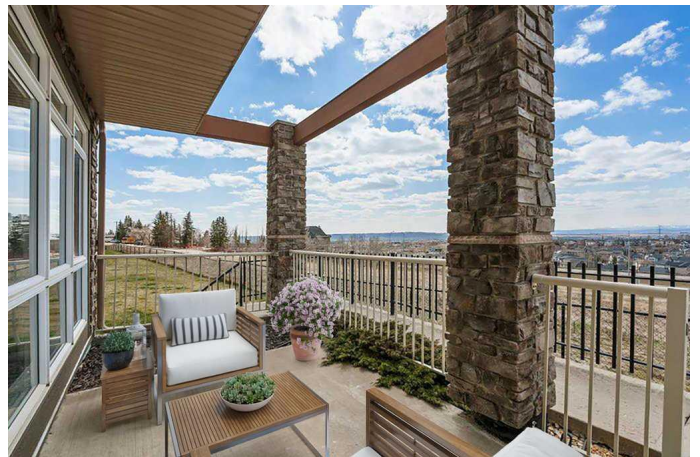
MLS® #A2230745

$289,900

1 Bedroom, 1.00 Bathroom, 706 sqft
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

WOW! Proudly presenting an AMAZING OPPORTUNITY in the desirable N.W. community of Rocky Ridge. Delivering beautiful Mountain Views and Brand New Stainless Steel Appliances (refrigerator and oven) this well-maintained residence exemplifies pride of ownership. The 700+ SF end-unit offers an exceptional opportunity for a first-time buyer, downsizer, and savvy investor. In addition, the outstanding location is a mere 10 minute walk to the Tuscany LRT station making for an ideal U of C student residence! Updates and improvements to the property include band new never-used stainless steel oven and refrigerator (photos & specs in the supplements -installation June 2025), engineered hardwood flooring, washer and dryer (2022), microwave hood fan (2022) and fresh paint (2025) - a new hot water heater was installed in 2019. The thoughtful layout allows natural light to flood the open concept living room, kitchen and dining space while smartly positioning the bedroom and bathroom at the rear of the suite. Delight in the sunshine and sweeping mountain views from the spacious living room and kitchen while having the added bonus of a designated dining area to entertain friends. The kitchen features ample cabinets, countertops, and stainless-steel appliances. The generously sized bedroom offers TWO closets, including a large walk-in, and provides direct access through charming French doors to a quiet second outdoor space. The large balcony with

gas hook-up is a wonderful highlight to this property â€" the perfect spot for morning coffee, evening barbeques, or simply relaxing and taking in the Majestic Rocky Mountain Vistas! Other notable highlights of this special property include 1) in-suite laundry, 2) Titled heated underground parking, 3) Titled storage locker, 4) affordable condo fees, and 5) a community fitness centre. Entrance to the underground parking and secure storage is conveniently located steps from the unitâ€™s front door. There is also elevator access to the parkade and storage room located at the end of the unitâ€™s row. Enjoy the excellent proximity to many amenities including parks, walking trails, recreation facilities, shopping, transit, U of C, along with easy access to Crowchild Trail and the beautiful Rocky mountains. This home offers it all â€" location, value, and an exceptional lifestyle!

Built in 2005

Essential Information

MLS® #	A2230745
Price	$289,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	706
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	8, 153 Rockyledge View Nw
Subdivision	Rocky Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 5Y5

Amenities

Amenities	Fitness Center, Secured Parking, Storage, Gazebo
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Hot Water
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	7
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Coldwell Banker Mountain Central