

30, 49 Rocky Ridge Gate NW  
Calgary, Alberta

MLS # A2214829



**\$486,000**

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,386 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 555
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Rocky Ridge &ndash; a highly desirable community offering the perfect blend of space, comfort, and convenience! This upgraded end-unit townhome boasts over 1,300 sq.ft of living space, a double attached garage, and a spacious driveway, making it ideal for families or those who love extra room. Step inside to discover a bright and inviting open-concept main floor. The sunlit living room centers around a cozy corner gas fireplace, creating a warm and welcoming atmosphere. Enjoy seamless indoor-outdoor living with patio doors leading to a private deck, overlooking a big, sunny backyard&mdash;ideal for summer gatherings. Upstairs, you&rsquo;ll find three generously sized bedrooms, including a spacious master suite with a walk-in closet and a 4-piece ensuite, while a convenient upper-floor laundry adds everyday ease. The finished basement offers flexibility as a home gym, office, or extra bedroom, with potential to develop nearly 200 sq.ft of additional living space. Located in a quiet complex, this home is just minutes from parks, pathways, schools, shopping, the LRT station, and entertainment. Don&rsquo;t miss this rare opportunity to own a move-in-ready gem in one of Rocky Ridge&rsquo;s most desirable neighborhoods&mdash;where space, style, and location come together perfectly! Your dream home awaits&mdash;schedule a viewing today!