

**13, 108 Rockledge View NW  
Calgary, Alberta**

**MLS # A2247163**



**\$389,999**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge                          |               |                   |
| <b>Type:</b>     | Residential/Other                    |               |                   |
| <b>Style:</b>    | 2 Storey                             |               |                   |
| <b>Size:</b>     | 905 sq.ft.                           | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parkade                              |               |                   |
| <b>Lot Size:</b> | -                                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Gazebo |               |                   |

|                    |                                                                                     |                   |                 |
|--------------------|-------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Central                                                                             | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Vinyl Plank                                                                         | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                     | <b>Condo Fee:</b> | \$ 591          |
| <b>Basement:</b>   | None                                                                                | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                            | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                     | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

Welcome to elevated living in this beautifully renovated two-storey condo in the heart of Rocky Ridge—a rare opportunity to own a stylish, sun-filled home with over \$40,000 in recent upgrades and stunning panoramic greenspace views! Step inside to discover a bright and airy layout with 9-foot ceilings on both levels and oversized south-facing windows that flood the home with natural light all day long. The main floor has been completely refreshed with new wide-plank luxury vinyl flooring, modern light fixtures, and a reimagined open-concept kitchen featuring quartz countertops, a new under-mount sink and faucet, a striking Italian tile backsplash and pot lights throughout, don't forget the new knockdown ceiling - no more popcorn! The spacious living and dining areas flow effortlessly for everyday comfort and entertaining, complemented by a stylish 2-piece guest bath. Upstairs, the primary suite is a serene retreat with breathtaking views and a private 3-piece ensuite. The generous second bedroom features his & her closets and easy access to the fully updated 4-piece main bath. Enjoy the convenience of two TITLED underground parking stalls, a TITLED storage locker, and access to the well-equipped fitness centre included with your condo fees! Set in a well-managed complex, this home offers unbeatable access to schools, shopping, dining, parks, transit (including the LRT), and the extensive pathways and amenities of Rocky Ridge. Whether you're a first-time buyer, downsizer, or investor, this turnkey home is move-in ready and a standout value! Don't miss your chance to view this BEAUTIFULLY upgraded gem—book your private showing today!