

**20, 169 Rocklyedge View NW  
Calgary, Alberta**

**MLS # A2249260**



**\$377,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 619
<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		

**Inclusions:** NA

Marvel at the view in this 2 bedroom 2.5 bath Townhouse in Blue Sky of Rocky Ridge. #20 is an end unit which means Extra light in your Living Space with glass block bump out adding extra wall space and feature design. The Perfect amount of living space on the main. Kitchen comes complete with SS appliances, Pantry, Ceramic tile flooring, and Breakfast Bar. Step into the Living room and you can enjoy the view while watching TV or relaxing. The flooring is beautiful, BRAND NEW, engineered hardwood. The Balcony off the living room is a great size and perfect for morning Coffee, BBQing, or watching a gorgeous sunset over the Mountains. There is also a half bath on this level. Upstairs you'll find the Primary Bedroom with 3 pce en suite, Convenient Laundry with new electrical for a larger drying capacity, 4 pce main bath and a 2nd bedroom. CARPET on the stairs and Upper level is BRAND NEW This unit also comes with a titled parking stall in the underground parkade and titled storage. Blue Sky also has a fitness room for all to use, and is within walking distance to the Co-op, fast food restaurants, and plenty of walking paths. Tuscany LRT is only minutes away. Easy access to Highway 1A to get out of the city! Perfect place to call HOME.