

# \$449,900 - 15, 15 Rocky Ridge Gate Nw, Calgary

MLS® #A2228121

**\$449,900**

3 Bedroom, 4.00 Bathroom, 1,592 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Calling all first time buyers and investors. Welcome Home! Why pay rent when you can own. This lovely unit is awaiting for the new owners. Welcome to this well kept unit with 3 bedrooms and 3.5 washrooms in the heart of super popular Rocky Ridge community. The main floor consists of a large living room with corner fireplace and Bay window, large dining area and a great functional kitchen with all appliances. Upstairs goes well with the flow and youâ€™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. At the rear of the townhome, you'll find your own deck, perfect for BBQs and outdoor dining or seating. The deck features stairs that lead down to a grassy area, providing a safe space for kids to play. Situated in the family-friendly community of Rocky Ridge, this townhome offers access to scenic walking trails, parks, and community amenities such as the Rocky Ridge Ranch Centre (which is directly across the road from this townhome). Enjoy the tranquility of suburban living while being just a short drive away from the bustling city center. This location provides excellent schools, shopping centers, and easy access to major roads and public transportation, making it a prime spot for families and investors alike. Don't miss out on this perfect blend of comfort, convenience, and



community in Rocky Ridge! Make It Yours  
Today.

Built in 1998

### Essential Information

MLS® #	A2228121
Price	\$449,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,592
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	15, 15 Rocky Ridge Gate Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4R5

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	16
Zoning	M-CG d44

### **Listing Details**

Listing Office	Century 21 Argos Realty
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