

# \$389,999 - 13, 108 Rockylodge View Nw, Calgary

MLS® #A2247163

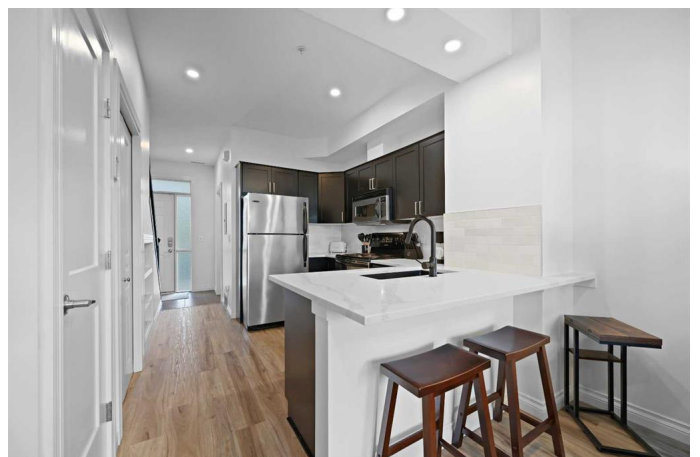
**\$389,999**

2 Bedroom, 3.00 Bathroom, 905 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

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!

Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247163      |
| Price          | \$389,999     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 905           |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 13, 108 Rockyledge View Nw |
| Subdivision | Rocky Ridge                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 5X2                    |

**Amenities**

|                |                |
|----------------|----------------|
| Amenities      | Fitness Center |
| Parking Spaces | 2              |
| Parking        | Parkade        |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                   |
| Heating           | Central                                                                             |
| Cooling           | None                                                                                |
| Basement          | None                                                                                |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Private Entrance            |
| Lot Description   | Backs on to Park/Green Space, Gazebo |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | DC (pre 1P2007)  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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