

\$399,900 - 19, 15 Rocky Ridge Gate Nw, Calgary

MLS® #A2265163

\$399,900

3 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Welcome to the Edge at Rocky Ridge Ranch- a sunny, well managed townhouse complex with LOW CONDO FEES in NW Calgary. This 3 bedroom, 2.5 bath townhouse is tucked away in one of the best parts of Rocky Ridge- close to the exclusive family-friendly Home Owners Association- where you can enjoy tennis, paddle boating, skating and more. The unit includes a tandem garage and private driveway- ideal for families that have multiple vehicles and require seasonal storage. The stove, dishwasher, hood fan and carpet are all BRAND NEW and newer stacked washer and dryer can be conveniently found upstairs. The layout speaks for itself... enjoy family dining just off the kitchen and relish in the cozy living quarters with a gas fireplace and plenty of space for large, plush furniture. Upstairs are three good sized bedrooms and two full bathrooms- freshly painted. The back composite deck, where you can enjoy year round barbecuing, has recently been replaced and is surrounded by colourful trees and friendly neighbours. The Rocky Ridge YMCA, LRT, transit and many other restaurants and services are only minutes away. Don't miss out on the opportunity to own in one of Calgary's best northwest communities! Book your private showing today.

Built in 1998

Essential Information



MLS® #	A2265163
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,158
Acres	0.05
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	19, 15 Rocky Ridge Gate Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4P6

Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	Breakfast Bar, No Smoking Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	5
Zoning	M-CG d44
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.