

26, 49 Rocky Ridge Gate NW
Calgary, Alberta

MLS # A2202142



\$429,900

Division:	Rocky Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,153 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 322

Basement: Partial, Unfinished

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-CG

Foundation: Poured Concrete

Utilities: -

Features: Vinyl Windows

Inclusions: N/A

Rocky Ridge- The Edge II - Spacious 3 bedroom end unit townhouse with 2 $\frac{1}{2}$ baths, a tandem double garage and new carpets! The Edge II is a well managed PET FRIENDLY complex with LOW FEES! Main level features a huge great room with laminate floors and a gas fireplace, large kitchen/dining area that walks out to a large updated deck and a convenient main floor $\frac{1}{2}$ bath. Upper level features 3 large bedrooms, 2 full baths and laundry. Lower level features a huge double tandem garage and additional storage. Great location in the complex, end unit with visitor parking nearby, corner lot and a long driveway for extra parking. A great location, only a short walk to greenspace, transit, and the Rocky Ridge Ranch Community Club! Rocky Ridge Ranch Community club features a gated playground area, tennis courts, fire pits, pond with canoe/paddle boats and splash park.