

# \$486,000 - 30, 49 Rocky Ridge Gate Nw, Calgary

MLS® #A2214829

**\$486,000**

3 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

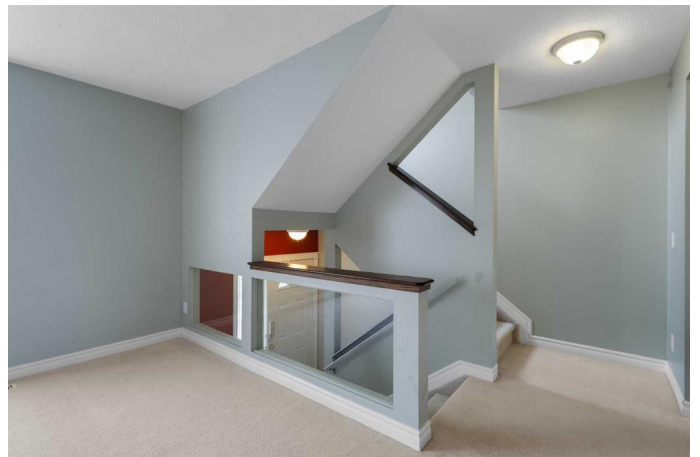
Welcome to Rocky Ridge â€” a highly desirable community offering the perfect blend of space, comfort, and convenience! This upgraded end-unit townhome boasts over 1,300 sq.ft of living space, a double attached garage, and a spacious driveway, making it ideal for families or those who love extra room. Step inside to discover a bright and inviting open-concept main floor.

The sunlit living room centers around a cozy corner gas fireplace, creating a warm and welcoming atmosphere. Enjoy seamless indoor-outdoor living with patio doors leading to a private deck, overlooking a big, sunny backyardâ€”ideal for summer gatherings.

Upstairs, 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, with potential to develop nearly 200 sq.ft of additional living space.

Located in a quiet complex, this home is just minutes from parks, pathways, schools, shopping, the LRT station, and entertainment. Donâ€™t miss this rare opportunity to own a move-in-ready gem in one of Rocky Ridgeâ€™s most desirable neighborhoodsâ€”where space, style, and location come together perfectly!

Your dream home awaitsâ€”schedule a viewing today!



Built in 1998

## Essential Information

MLS® #	A2214829
Price	\$486,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	30, 49 Rocky Ridge Gate Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4P7

## Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Other
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	14
Zoning	M-CG
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
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