

\$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

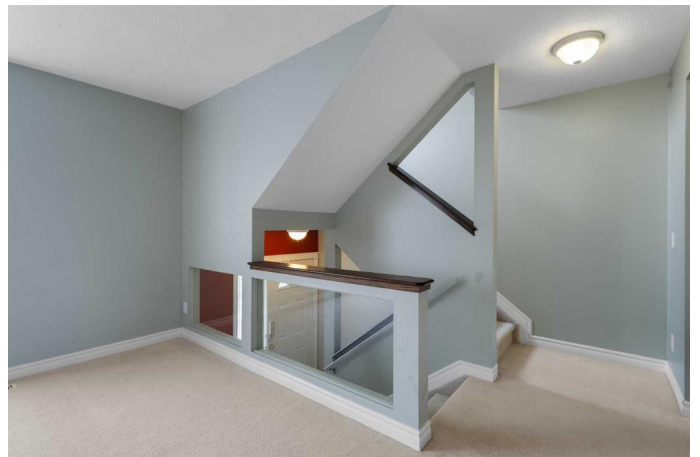
Welcome to Rocky Ridge â€” a highly desirable community offering the perfect blend of space, comfort, and convenience! This upgraded end-unit townhome boasts over 1,300 sq.ft of living space, a double attached garage, and a spacious driveway, making it ideal for families or those who love extra room. 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 | 2 |
| Zoning | M-CG |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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