

# \$429,900 - 26, 49 Rocky Ridge Gate Nw, Calgary

MLS® #A2202142

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,153 sqft  
Residential on 0.06 Acres

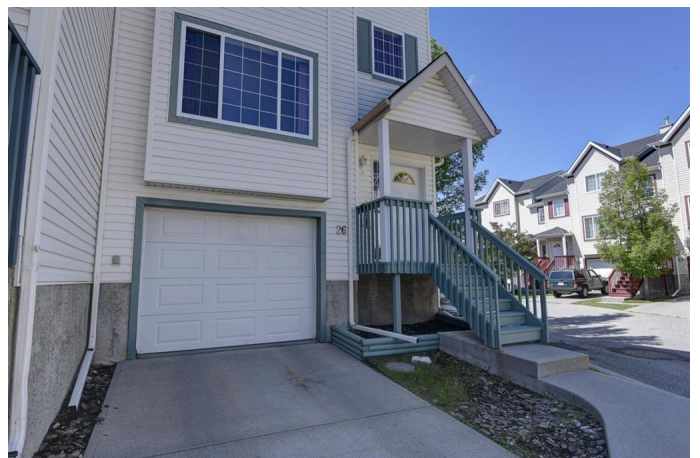
Rocky Ridge, Calgary, Alberta

Rocky Ridge- The Edge II - Spacious 3 bedroom end unit townhouse with 2 ½ 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 ½ 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.

Built in 1998

## Essential Information

MLS® #	A2202142
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153



Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	26, 49 Rocky Ridge Gate Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4P7

### **Amenities**

Amenities	Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office RE/MAX House of Real Estate

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