

# \$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. OPEN HOUSE - SATURDAY, OCTOBER 25, 11:30 - 1:30.

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

**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 | 15                 |
| Zoning         | M-CG d44           |
| HOA Fees       | 263                |
| HOA Fees Freq. | ANN                |

**Listing Details**

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

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