

**26, 49 Rocky Ridge Gate NW  
Calgary, Alberta**

**MLS # A2202142**



**\$429,900**

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