

\$354,900 - 8, 108 Rockylodge View Nw, Calgary

MLS® #A2253480

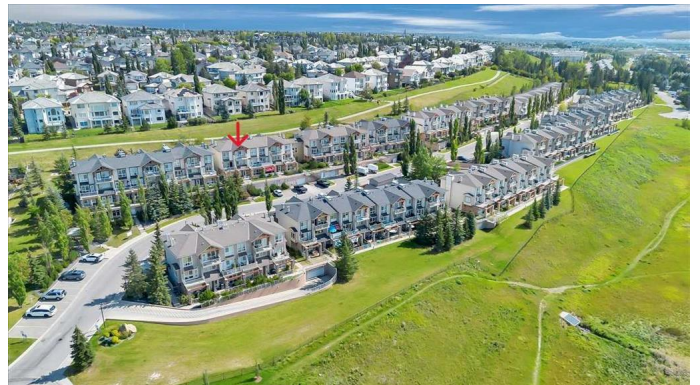
\$354,900

2 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to the sweeping mountain views and surrounding green spaces of Blue Sky at Rockylodge View! This 2 bedroom, 2 bathroom townhome with vaulted ceilings, 2 titled, underground stalls, and separate titled storage, offers comfort, convenience and a fantastic location. The main floor entrance has a tiled foyer and flex room for an office or additional storage. Down the hall is your main floor laundry, 3 piece bathroom and primary bedroom with large windows to enjoy your gorgeous view. Make your way to the upper level into the open kitchen, dining area and living room with vaulted ceilings and access to your private balcony with stunning views of the Rockies and surrounding landscape. Down the upper hall is the second full bathroom and second bedroom which also has views of the green space behind. Take the stairs or the elevator down to the parkade to your two titled parking stalls in the heated, secured parkade, along with your additional storage unit. Next to the parkade is the nice sized, fully equipped fitness centre. Blue Sky allows two pets per unit, has ample visitor parking, and a playground steps away. The community of Rocky Ridge is a gateway to the Rocky Mountains and offers loads of amenities nearby. The Co-op Grocery Centre is walking distance and the sprawling Royal Oak Centre is a 5 minute drive. Days out can be enjoyed at Butterfield Acres, the Rocky Ridge YMCA, and the Rocky Ridge Ranch Community Association with a pond for boating, tennis



courts and a splash park. Blue Sky is also conveniently located minutes from Crowchild Trail and Stoney Trail ring road. Book your showing today for the best priced unit in Blue Sky today!

Built in 2004

Essential Information

MLS® #	A2253480
Price	\$354,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8, 108 Rockledge View Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5X2

Amenities

Amenities	Park, Parking, Visitor Parking, Fitness Center, Gazebo, Secured Parking, Service Elevator(s)
Parking Spaces	2
Parking	Underground, Parkade, Titled

Interior

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Electric Range, Microwave, Microwave Hood Fan,

	Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Playground
Lot Description	Cul-De-Sac, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	45
Zoning	DC (pre 1P2007)
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Power Properties
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.