

# \$420,000 - 36, 49 Rocky Ridge Gate Nw, Calgary

MLS® #A2237316

**\$420,000**

3 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 36, 49 Rocky Ridge Gate NW, a well-cared-for 3-bedroom, 2.5-bath townhouse nestled in the highly sought-after community of Rocky Ridge. This bright and functional two-storey home offers 1,284 sq ft of above grade living space, highlighted by a welcoming living room with a cozy gas fireplace. The stylish kitchen features stainless steel appliances and crisp white cabinetry, flowing into the dining area and out to a generous deck thatâ€™s perfect for outdoor dining or relaxing in the sun. Upstairs, the spacious primary bedroom includes a private 3-piece ensuite, while two additional bedrooms provide flexibility for a growing family, guests, or a home office. The developed basement offers additional storage space. Additional features include an attached tandem garage with plenty of room for parking and storage, as well as convenient in-unit laundry. Located in a well-managed complex with low condo fees and easy access to parks, pathways, and transit, this home offers the perfect combination of comfort, practicality, and location.

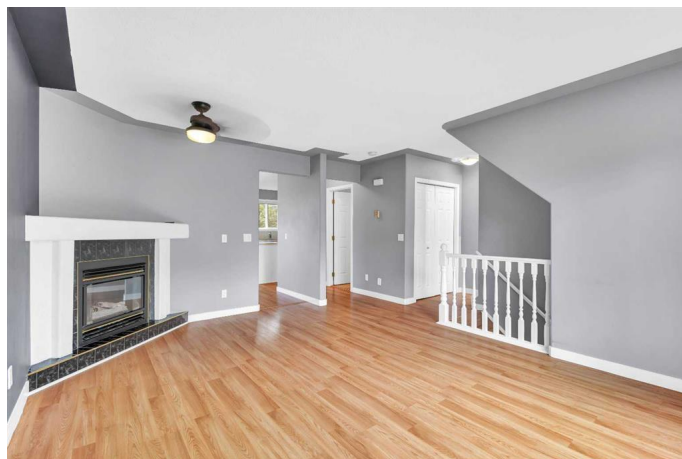
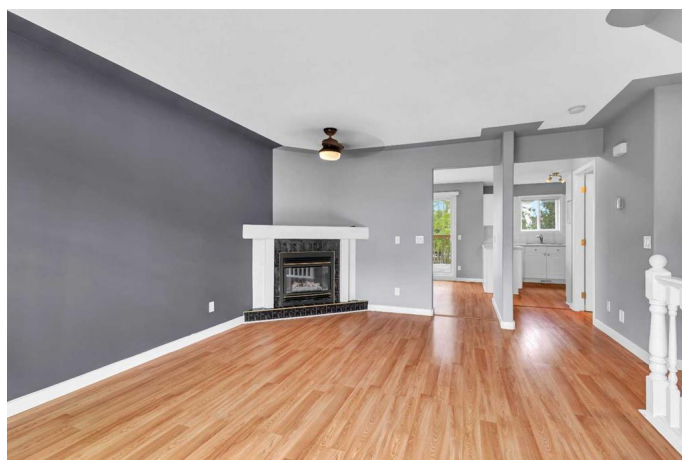
Built in 1998

## Essential Information

MLS® # A2237316

Price \$420,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,284
Acres	0.05
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	36, 49 Rocky Ridge Gate Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4P7

### Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Balcony, Private Yard
-------------------	-----------------------

Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	18
Zoning	M-CG d44
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

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.