\$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 that'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
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

36, 49 Rocky Ridge Gate Nw
Rocky Ridge
Calgary
Calgary
Alberta
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, Refrigerator, Washer	Electric	Stove,	Microwave,	Range	Hood,
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	7
Zoning	M-CG d44
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office 2% Realty

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