



## 148 Rockledge View Calgary Alberta

\$398,000

Experience convenient living with stunning sweeping views in this exquisite two-level townhouse featuring TWO titled parking spots. Spanning nearly 1000 square feet of developed space, this residence offers two spacious bedrooms and three well-appointed bathrooms. The main level features an open floor plan with a bright living room featuring a West facing mountain view balcony, a contemporary kitchen, a dining area, and a convenient half bath for guests. The upper level is designed for comfort with a laundry space, a large primary bedroom complete with a three-piece ensuite, and a guest bedroom adjacent to a four-piece bathroom. Building amenities include a fitness room and your unit is located just a 20-minute drive from downtown, a 15-minute drive to the University of Calgary, moments away from Crowfoot Crossing, Tuscany, and various other amenities including a 20-minute walk to the Tuscany train station, this townhouse is also just minutes away from excellent schools. (id:6769)

Primary Bedroom 3.71 M x 3.02 M

Bedroom 3.05 M x 3.38 M

3pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Living room 3.71 M x 2.34 M

Dining room 3.71 M x 2.52 M

Kitchen 2.72 M x 3.23 M

2pc Bathroom .00 M x .00 M

Listing Presented By:



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Coldwell Banker Mountain Central

<https://www.thestarnesgroup.com/>



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