



\$ 363,500.00

## 120 ROCKYSPRING GROVE NW CALGARY

<https://paulbrinton.com>

Immaculate home situated at the end of a cul-de-sac in High Pointe Estates sits this charming 3 bed, 3.5 bath, 1992 sq ft townhouse style condo. The open concept layout is spacious and well laid out with sunny west facing windows. Your kitchen features granite counters, Silgranite sink, corner pantry,...

- 3 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1161481

**Type:** Semi Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 2006

**Parking:** Concrete Driveway, Double Garage

Attached, Garage Door Opener, Garage Faces Front  
**CONDO TYPE:** Conventional

**Post Updated:** 2021-11-20 05:08:22

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Hardwood,Other,Tile

**Community Features:**

Clubhouse,Golf,Lake,Park,Playground,Sidewalks,Street Entrance,Rain Gutters  
Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Interior Features:** Breakfast Bar,Granite  
Counters,Kitchen Island,Open  
Floorplan,Pantry,Recessed Lighting,Soaking  
Tub,Storage,Vinyl Windows,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

**Association Amenities:** None

**Exterior Features:** Private

**District:** CAL Zone NW

**Inclusions:** N/A

**Lot Features:** Backs on to  
Park/Green Space,Cul-De-Sac,Front  
Yard,Lawn,No Neighbours  
Behind,Level,Street  
Lighting,Rectangular Lot,Treed

**Heating Type:** Forced Air,Natural  
Gas



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Hall, Lower Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

**Subdivision Name:** Rocky Ridge

**Lot Size Acres:** 0.00

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 244.62

**Photo Count:** 38

**Unit Exposure:** E,N,W

**Suite:** No

**Frontage Metres:** 9.15M 30`0"

**Living Area SF:** 1486.00

**Structure Type:** Duplex

**Restrictions:** Pet Restrictions or Board approval Required

