

**402, 369 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2228332



\$365,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	945 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Other, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to this immaculate and rare top-floor corner unit, offering 945 square feet of bright, open-concept living. Featuring 2 spacious bedrooms and 2 full bathrooms, this sunlit retreat is perfectly positioned to capture breathtaking south and west-facing mountain views, flooding the home with natural light throughout the day. Step inside to discover soaring vaulted ceilings, a modern kitchen with ample storage, a breakfast peninsula, and a layout designed for privacy and functionality. The primary bedroom suite is a true retreat, boasting a large walk-in closet and a private 3-piece ensuite. The second bedroom and full bathroom are thoughtfully located on the opposite side of the unit—ideal for guests, roommates, or a home office. Additional highlights include: A separate laundry room for added convenience, cozy living room fireplace, a private in-unit storage room located on the balcony, one titled underground parking stall, plus ample surface parking, and a 10-minute walk to the C-Train, offering easy access to downtown. Residents of this desirable Rocky Ridge community enjoy exclusive access to the Lake Club at Rocky Ridge, featuring an outdoor tennis court, beach volleyball, a modern fitness centre, and a shared games room. The nearby Rocky Ridge Community Centre also offers a swimming pool, additional sports courts, and scenic walking and biking trails—perfect for active families and nature lovers alike. Whether you're looking for a new place to call home or a smart investment opportunity, this well-appointed 2-bedroom condo offers a perfect balance of comfort, convenience, and community. Don't miss your chance to own a piece of this vibrant and peaceful neighbourhood.