

**520 Rocky Vista Gardens NW**  
**Calgary, Alberta**

**MLS # A2297571**



**\$718,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Pantry		

**Inclusions:** N/A

OPEN HOUSE APR 11 AND 12 FROM 1-3 PM! Welcome home! Tucked away at the end of a peaceful street, this stunning villa-style duplex offers the ideal blend of comfort, style, and convenience. Spanning 1,335 sq. ft., the home greets you with a bright, airy atmosphere, highlighted by high ceilings, rich hardwood floors, elegant maple cabinetry, and high-end appliances throughout. Designed for both relaxation and entertaining, this home features two inviting outdoor spaces: a charming front patio where you can unwind and enjoy the tranquility of your quiet street, and a private rear patio accessible from both bedrooms that backs directly onto a scenic walking path. The spacious primary bedroom is a true sanctuary, complete with a 4-piece ensuite bathroom. Thoughtfully designed, the home also offers in-hall laundry for added convenience, a cozy gas fireplace for those cooler evenings, and a heated garage to make winters effortless. The basement is partially unfinished waiting for your finishing touches. Ideally located close to the C-Train, shopping, and everyday amenities such as the YMCA, this home delivers the perfect balance of peaceful living and urban accessibility. Don't miss your chance to make it yours!