

**412, 345 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2311964



\$324,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a beautifully positioned top-floor condo in the desirable Pavilions of Rocky Ridge. This east-facing penthouse-style unit offers impressive vaulted ceilings over 10 feet, large living room windows, and an open layout that feels bright and spacious throughout. The living area features a cozy gas fireplace with stone surround and direct access to a private balcony with peaceful green space views and panoramic views of Calgary. There is also a convenient separate storage room off the balcony. The kitchen is well laid out with maple cabinetry, tile backsplash, and newer stainless steel appliances. With 2 bedrooms and 2 bathrooms, the floor plan offers excellent privacy, with the primary bedroom separated from the second bedroom by the main living area. The primary suite includes a walk-in closet and 3-piece ensuite. Additional features include in-suite laundry with a stacked washer and dryer, titled underground parking, and bicycle storage. Residents also enjoy access to the Lake Club, featuring an exercise room, games room, movie room, sauna, tennis courts, and volleyball court. A great location close to the LRT, walking paths, shopping, and quick access to Stoney Trail.