

**235, 369 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2320117



\$274,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	776 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: n/a

For the ultimate in convenience and amenities, look no further than this bright one bedroom plus den unit in the Pavillions at Rocky Ridge. This second floor unit offers great views to the West, featuring an open concept kitchen perfect for entertaining. The cozy living room features a natural gas fireplace with tile surround for cozying up on those cold winter nights. Adjacent to the living room, the dining area is spacious with plenty of room for guests. The spacious primary bedroom is bathed in West light and features a double closet and plenty of room for whatever sized bed that you require. The large den could be enjoyed as an office or guest room with square feet to spare. The stackable washer/dryer provides easy convenience and a decent amount of storage, something normally reserved for much bigger units. Relax on your private balcony with a coffee or a glass of wine in the evenings while you take in the setting sun. BBQ's are made easy with the natural gas line that will never have you running out to replace your propane tank again. Adding to the laundry room storage, there is ample storage space with it's own dedicated room off of the balcony. The low HOA fee includes access to the Lake Club amenities including: fitness center, movie theatre, games room with pool table and outdoor tennis/basketball courts. This home shows 10/10 and is move in ready with titled, underground parking that is right across from the elevator. No more lugging groceries from one end to the other side of the parkade. Call your favourite realtor today!