

109, 500 Rocky Vista Gardens NW Calgary, Alberta

MLS # A2328487



\$334,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	961 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Cedar Shake, Membrane	Condo Fee:	\$ 587
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Lock-up & leave, maintenance-free living at its finest here in this fantastic 2 bedroom home in the popular ROCKY RIDGE LANDING condo project from The Swan Group. This truly wonderful main floor corner unit enjoys 2 bedrooms & 2 full bathrooms, granite countertops, underground parking for your exclusive use & incredible 300+sqft terrace! Beautiful mint condition home featuring expansive floorplan with open concept living/dining room with Southwest-facing windows & sleek white kitchen with tile floors & Kenmore/Frigidaire stainless steel appliances. The owners' retreat is a tremendous size & has a walkthrough closet into the ensuite with walk-in shower. Located on the opposite side of the condo is the huge 2nd bedroom which has its own private access into the 2nd full bath. Insuite laundry/pantry with GE washer & dryer. Both bathrooms have granite counters & tile floors. Extra storage cage in front of your parking stall in the heated underground parkade. And the icing on the cake of your new home is the massive terrace…with a covered area with gas BBQ line & over 300sqft of outdoor space. Residents of ROCKY RIDGE LANDING also enjoy top-notch amenities including fitness room, Roxy Theatre, lounge with kitchen & fireplace, bike storage & plenty of parking for your visitors. The Rocky Ridge Ranch Centre is also close-by…with its beautiful hall, wading/splash pool, lake, park, sports fields, playground & courts. Shopping at Rocky Ridge Co-op & Royal Oak Centre are just minutes away, only a short drive to the Shane Homes YMCA & short walk to bus stops & the Tuscany LRT station. Prime location here in one of Northwest Calgary's most desirable neighbourhoods, with quick & easy access to Crowchild & Stoney Trails, Crowfoot Centre, major retail centers & hospitals, University of Calgary & downtown.