

427, 345 Rocky Vista Park NW
Calgary, Alberta

MLS # A2340027



\$324,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and inviting top-floor home in the sought-after Pavilions of Rocky Ridge. Vaulted ceilings soaring over 10 feet and expansive windows create an airy feel, while the east-facing exposure offers beautiful natural light. The spacious living room is centred around a stone-surround gas fireplace and opens onto a private balcony through a Phantom screen door. One of the standout features is the exceptionally large storage room located directly off the balcony—perfect for seasonal items, sporting equipment, and more. The functional kitchen offers plenty of white cabinetry, a tile backsplash, and stainless steel appliances, with an open design that keeps the kitchen connected to the main living and dining areas. New blinds throughout provide an additional recent update. The well-planned 2-bedroom, 2-bathroom layout places the bedrooms on opposite sides of the main living space for added privacy. The primary retreat features a walk-in closet and private 3-piece ensuite, while the second bedroom is conveniently located near the additional full bathroom. Enjoy the convenience of in-suite laundry, titled underground parking, and bicycle storage. Ownership also provides access to the Rocky Ridge Lake Club, with amenities including an exercise room, games room, movie room, sauna, tennis courts, and volleyball court. Ideally situated near the LRT, shopping, walking and biking pathways, and with quick access to Stoney Trail, this top-floor condo combines a spacious floor plan, excellent storage, great amenities, and a fantastic Rocky Ridge location.