

315, 500 Rocky Vista Gardens NW Calgary, Alberta

MLS # A2341464



\$269,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	683 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Freshly painted, vacant and ready for quick possession! If you're looking for an easy, low-maintenance home in a great NW location, this is the one! This bright 3rd-floor 1 bedroom + den condo at Rocky Ridge Landing offers a spacious open-concept layout. The kitchen features espresso cabinetry, black granite countertops and SS appliances, with plenty of room for meal prep and entertaining. Step outside from the living room to your private balcony overlooking green space and walking paths, with a gas line for the BBQ. The primary bedroom offers a walk-through closet with access to the full bathroom, while the separate den gives you a great space for a home office or flex room. In-suite laundry, heated underground parking and a separate storage locker add to the convenience. This well-managed, pet-friendly building (with board approval) also offers a fitness centre and recreation/party room. Outside your door, enjoy everything Rocky Ridge has to offer, including year-round activities at the community lake, splash park, tennis and pickleball courts, basketball courts, skating and more. The location makes getting around easy, with the Tuscany LRT station nearby for access to downtown, Foothills Hospital and the University of Calgary, plus quick connections to Crowchild Trail and Stoney Trail. And when you're ready to escape the city, the mountains are just a short drive away. Whether you're a first-time buyer, looking to downsize, or simply want a home without the maintenance of a house, this is a great opportunity. Freshly painted, vacant and ready when you are!