

123, 345 Rocky Vista Park NW
Calgary, Alberta

MLS # A2349855



\$229,990

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	578 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vinyl Windows

Inclusions: FULLY FURNISHED "ALL FURNITURE, FURNISHINGS, HOUSEHOLD ITEMS, GLASSWARE, CUTLERY AND CONTENTS CURRENTLY LOCATED IN THE UNIT ARE INCLUDED IN THE SALE.

Welcome to this beautifully maintained and move-in ready 1 bedroom + den condo in the highly desirable community of Rocky Ridge. Freshly painted with updated flooring throughout, this bright and inviting home features a functional open-concept layout in an ideal location close to a wide range of amenities. The kitchen offers crisp white cabinetry, Whirlpool stainless steel appliances, tile backsplash, a new faucet and a breakfast bar overlooking the living room. Large windows provide an abundance of natural light, while the covered balcony overlooking the quiet courtyard offers a peaceful outdoor retreat complete with a natural gas hookup for your BBQ. The generously sized bedroom features a large window, while the separate den provides excellent flexibility for a home office, TV room or guest space. A full 4-piece bathroom includes a new toilet and faucet, and the in-suite laundry room is equipped with a new full-size washer and dryer along with additional storage. A portable A/C unit is also included and is appropriately vented in accordance with condo board requirements. A titled, heated underground parking stall adds further convenience, and the property can also be sold fully furnished for a truly turnkey opportunity. The well-maintained complex offers an impressive selection of amenities including a fitness centre, activity/party room, theatre, on-site hair salon and bike storage. Residents also enjoy a welcoming social atmosphere with regular activities including movie and card nights. Rocky Ridge is one of NW Calgary's most desirable communities, known for its extensive pathway system, parks, mountain views and proximity to recreation, shopping and major roadways. The Shane Homes YMCA at Rocky Ridge is nearby, while the Tuscany LRT Station is within walking distance, providing convenient access to downtown and an

easy commute to the University of Calgary. Quick connections to Crowchild Trail and Stoney Trail make travelling throughout Calgary or heading west toward the mountains exceptionally convenient. Whether you're a first-time buyer, downsizer, student, professional or investor, this is a fantastic opportunity to own a low-maintenance home in an exceptional northwest Calgary location.