

## 232, 500 Rocky Vista Gardens NW Calgary, Alberta

**MLS # A2210205**



# \$290,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 682 sq.ft.                         | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | 0.00 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 426 |
| <b>Basement:</b>   | -                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Open Floorplan |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Stylish and Well-Appointed Condo in the Heart of Rocky Ridge This thoughtfully designed 1 bedroom + den, 1 bathroom unit offers just under 700 sq. ft. of comfortable living space, ideally situated on the second floor with southeast exposure and sweeping views of Canada Olympic Park. The bright, open layout features a modern kitchen with granite countertops, stainless steel appliances, and a seamless flow into the living and dining areas. Step outside to your private patio, perfect for enjoying morning sun or evening relaxation. Additional highlights include underground assigned parking, separate storage, new carpeting in select areas, and access to an impressive range of building amenities—including a fully equipped gym, theatre room, and shared recreation space ideal for entertaining or unwinding. Located just steps from the LRT station and public transit, this home is perfect for first-time buyers, young professionals, or those seeking a turnkey investment property. Enjoy easy access to nearby amenities, scenic walking paths, and the vibrant Rocky Ridge community. An exceptional opportunity in a sought-after location.