



GRASSROOTS
REALTY GROUP

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**213, 369 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2214855



\$349,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Insulated, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Welcome Home to The PAVILLIONS of ROCKY RIDGE! Nestled in the highly sought-after NW community of Calgary, this spacious and beautifully maintained SECOND-FLOOR condo is the perfect place to call home! Featuring 2 BEDROOMS and 2 FULL BATHROOMS, this inviting unit offers a thoughtfully designed layout that ensures comfort, privacy, and functionality—ideal for families, professionals, or investors alike. Step inside to a bright and welcoming foyer, leading to a cozy living room complete with a GAS FIREPLACE and a large window that fills the space with natural light. The PRIVATE BALCONY is a wonderful retreat, perfect for morning coffee or evening relaxation, and even includes a handy OUTDOOR STORAGE SPACE. The well-appointed kitchen boasts maple cabinetry, black appliances, a breakfast bar, and a pantry cupboard, along with a dedicated dining nook for family meals or entertaining guests. The primary bedroom is a true sanctuary, offering a walk-in closet and a PRIVATE 3-PIECE ENSUITE with MAKEUP COUNTER. The second bedroom, located on the opposite side of the unit for added privacy, is spacious with a large window and conveniently close to the main 4-piece bathroom. The INSUITE LAUNDRY has space for your cleaning and storage needs. At the same time, the TITLED HEATED UNDERGROUND PARKING offers convenience and security. There is plenty of VISITOR PARKING for family and guests, plus SECURE BIKE STORAGE. A low HOA fee of \$25/month provides access to a GAMES ROOM, PARTY ROOM, MOVIE THEATRE, LIBRARY, HAIR SALON, and GYM. PETS are WELCOME with board approval. Additional highlights include: BRAND NEW WINDOW COVERINGS. Living at Pavilions of Rocky Ridge means access to top-tier amenities. Residents can enjoy the ROCKY RIDGE LAKE

CLUB, featuring BEACH VOLLEYBALL courts, WALKING and BIKING TRAILS, and a beautiful community center with a SWIMMING POOL. Conveniently located within walking distance to the NEW SHANE HOMES YMCA and just minutes from the TUSCANY LRT STATION, this home offers the perfect balance of tranquil suburban living with easy access to everything you need. Don't miss this opportunity! Book your private viewing today and discover your dream home in Rocky Ridge!