



**GRASSROOTS**  
REALTY GROUP

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**92 Rocky Vista Circle NW**  
**Calgary, Alberta**

**MLS # A2234392**



**\$509,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Partial, Walk-Out To Grade

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Dry Bar, Kitchen Island, Laminate Counters, No Animal Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 405

**LLD:** -

**Zoning:** M-CG d38

**Utilities:** -

**Inclusions:** N/A

Welcome to 92 Rocky Vista Circle NW! This beautifully renovated, multi-level townhome offers over 1,900 sq.ft. of finished living space, featuring 3 spacious bedrooms, 1.5 bathroom, a single attached garage, central A/C, and a fully finished walk-out basement with a private backyard. Ideally located in the desirable community of Rocky Ridge, this home is within walking distance to the Tuscany C-Train Station and just 5 minutes from the Shane Homes YMCA, one of the largest and most fully equipped recreational facilities in Calgary. You'll also enjoy nearby parks, playgrounds, schools, community centers, and shopping. Inside, you're welcomed by large windows and an open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen offers ample cabinetry, laminate countertops, a walk-in pantry, and a sit-up island—perfect for casual meals or entertaining. Step out onto the sunny south-facing deck, ideal for relaxing with a cold drink on a warm day. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom. The fully finished walk-out basement expands your living space with a large rec room, cozy living area, and a built-in bar—perfect for entertaining. This move-in-ready home offers flexibility, space, and unbeatable convenience—book your showing today!