



GRASSROOTS
REALTY GROUP

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222, 500 Rocky Vista Gardens NW
Calgary, Alberta

MLS # A2239794



\$264,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	689 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Granite Counters, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 426
LLD:	-
Zoning:	M-C2 d158
Utilities:	-

Inclusions: Curtain and rods in Bathroom, Bar stools.

Welcome to this beautifully maintained second-floor apartment, offering a bright and open-concept layout designed for comfort and style. The gourmet kitchen is a standout feature, showcasing rich espresso cabinetry, a modern tiled backsplash, sleek black granite countertops, and stainless steel appliances. The functional island with additional seating flows seamlessly into the dining area and spacious living room. Step outside to your private balcony with no neighboring units in view, complete with a gas line for easy BBQ enjoyment. The spacious primary bedroom is a relaxing retreat, featuring a walk-through closet with convenient cheater access to a full 4-piece bathroom. This elegant bath is finished with tiled floors and tub surround, an espresso vanity, and matching granite counters that echo the kitchen's sophistication. A versatile den offers the perfect space for a home office, guest area, or additional storage. In-suite laundry adds everyday convenience, while your assigned heated underground parking stall and separate storage locker make urban living even easier. Residents of Rocky Ridge Landing also enjoy access to fantastic amenities including a fitness centre, TV lounge, and a party room with full kitchen facilities, as well as access to Basketball and Tennis courts. As part of the vibrant Rocky Ridge community, you'll also benefit from Rocky Ridge Ranch—a year-round facility offering BBQ events, food trucks, Stampede breakfasts, boat and lake rentals, a wading pool, and ice skating in the winter. Commuting is a breeze with quick access to Crowchild Trail, just 25 minutes to downtown or a short 15-minute walk to the LRT. You're also minutes from Stoney Trail, providing effortless access to the mountains and beyond. This is more than a home—it's a lifestyle. Welcome to luxury, convenience, and community.

at Rocky Ridge Landing.