



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2242942**



**\$495,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge                     |               |                   |
| <b>Type:</b>     | Residential/Other               |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,373 sq.ft.                    | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard                       |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt, Asphalt Shingle | <b>Condo Fee:</b> | \$ 397 |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | SR     |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers        |                   |        |

**Inclusions:** Fridge , Stove , Washer , Dryer , Dishwasher

Come view the this well appointed townhome within the The Georgetowns at Rocky Ridge complex. The townhome has been updated with newer counters , flooring and developed walkout basement . The townhome is a two storey with an open floor plan . The main floor has a large open living room space , modernized kitchen and full size for dining room. The kitchen / dining room opens onto patio doors with balcony. The main floor also has a 2 pce bathroom , and access to single attached garage . The second floor has three full size bedrooms , with the primary bedroom ( 11'.9" x 16' ) that includes a walkin closet. The walkout basement has been developed with a full size family room with patio doors opening to nicely concrete patio and backyard.