



GRASSROOTS
REALTY GROUP

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**103, 500 Rocky Vista Gardens NW
Calgary, Alberta**

MLS # A2257007



\$259,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	687 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Ceramic Tile
Roof:	Other
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), Granite Counters

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

Inclusions: N/A

Freshly painted with brand-new luxury vinyl plank flooring, this stylish 1 bed + den, 1 bath condo in Rocky Ridge checks all the boxes — comfort, convenience, and location! Enjoy an open-concept layout with a bright kitchen, cozy living area, and direct access to your private patio featuring a gas BBQ hookup — perfect for year-round grilling. The spacious bedroom connects to a 4-piece bathroom via a walk-through closet, while the den offers flexible space for a home office or extra storage. This main-floor unit means no elevator waits, easy guest access, and a more connected feel to the outdoors. You’ll also appreciate in-suite laundry, fresh paint, brand-new LVP flooring, and heated underground parking. As a resident, enjoy full access to Rocky Ridge Ranch amenities: a private lake, splash park, ice skating, sports courts, and community events. Just a 5-minute walk to Tuscany LRT and close to Crowchild, Stoney Trail, the Shane Homes YMCA, shopping, schools, and scenic pathways. Perfect for first-time buyers, downsizers, or investors — this move-in ready condo offers incredible value in one of NW Calgary’s most desirable communities!