



GRASSROOTS
REALTY GROUP

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**212, 369 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2267594



\$314,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Laminate
Roof:	Flat
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 449
LLD:	-
Zoning:	M-C2 d158
Utilities:	-

Inclusions: Refrigerator, Stove, Microwave, All Window Coverings, Key FOB, Dishwasher, Washer, Dryer

Welcome to #212, 369 Rocky Vista Park NW – a bright and beautifully maintained 2-bedroom, 2-bathroom condo located in the peaceful, sought-after community of Rocky Ridge. This home offers a fantastic opportunity for first-time buyers, downsizers, or investors, blending comfort and convenience in an unbeatable location just minutes from the majestic Rocky Mountains. Step inside and enjoy a functional open-concept layout with large windows that flood the space with natural light. The spacious living room connects seamlessly to your own balcony – perfect for enjoying your morning coffee or taking in tranquil evening views. The kitchen offers ample cabinetry and a practical layout, making it easy to entertain or cook at home. The primary bedroom features a walk-through closet and a private 3-piece ensuite, while the second bedroom and full guest bath are thoughtfully positioned for privacy. You'll love the convenience of in-suite laundry, and the bonus of underground titled parking keeps your vehicle secure year-round. Beyond your unit, the building itself offers an impressive selection of amenities including a fitness center, theatre room, party room, and even a hairdresser on site – everything you need just steps from your door. Located in a quiet, well-maintained complex, this condo is close to walking trails, green spaces, shopping, transit options, and more. Whether you're looking to enter the market, simplify your lifestyle, or invest in a growing area, this home checks all the boxes. Don't miss this chance to own a slice of serenity in Rocky Ridge – just steps from nature, yet close to everything you need!