



**GRASSROOTS**  
REALTY GROUP

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301, 500 Rocky Vista Gardens NW  
Calgary, Alberta

MLS # A2271620

**\$335,000**



|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Rocky Ridge                        |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 902 sq.ft.                         | Age:   | 2009 (16 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                |            |           |
|-------------|--------------------------------------------------------------------------------|------------|-----------|
| Heating:    | In Floor, Natural Gas                                                          | Water:     | -         |
| Floors:     | Carpet, Ceramic Tile                                                           | Sewer:     | -         |
| Roof:       | -                                                                              | Condo Fee: | \$ 549    |
| Basement:   | -                                                                              | LLD:       | -         |
| Exterior:   | Stone, Vinyl Siding                                                            | Zoning:    | M-C2 d158 |
| Foundation: | -                                                                              | Utilities: | -         |
| Features:   | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Soaking Tub |            |           |

Inclusions: N/A

Experience breathtaking west-facing views of the majestic mountains from both bedrooms and the living room in this stunning Rocky Ridge condo. Step out the patio doors to the balcony, where you can enjoy the serene backdrop and the convenience of a gas barbecue line for outdoor grilling. This two-bedroom, two-bathroom unit features brand new carpet and fresh paint throughout, creating a modern and inviting atmosphere. The kitchen is a chef's delight, with elegant granite countertops and three stainless steel appliances, perfect for culinary adventures. The complex offers an array of amenities, including a fully-equipped gym, a theater room for movie nights, and a spacious party room for entertaining guests. Additional storage is conveniently assigned in the parking lot. As a resident, you'll enjoy exclusive access to Rocky Ridge Ranch with a variety of amenities including a private lake with seasonal boat rentals, a splash park, winter ice skating, tennis and basketball courts, and community events such as BBQs, food trucks, and Stampede breakfasts. Rocky Ridge is a vibrant community known for its scenic beauty and outdoor recreational opportunities. Residents enjoy easy access to parks, walking trails, and the Rocky Ridge Ranch, which offers a variety of activities and events. The area is also well-served by public transportation and is close to shopping centers, schools, and other essential services. Plus, the Tuscany C-Train Station is just an 11-minute walk away, providing convenient access to the city and an easy commute to the mountains for weekend getaways. Don't miss the opportunity to make this beautiful condo your new home. Experience the perfect blend of comfort, style, and convenience in Rocky Ridge!

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