



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**305, 500 Rocky Vista Gardens NW
Calgary, Alberta**

MLS # A2277851



\$279,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	686 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Assigned, Heated Garage, Parking Lot, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this 3rd-floor condo in the desirable community of Rocky Ridge with unobstructed west-facing views of the Rocky Mountains. This well-maintained 1-bedroom plus den unit features a functional open-concept layout, ideal for first-time buyers, downsizers, or investors. The pet-friendly complex offers secure underground resident parking along with ample visitor parking. The kitchen is finished with granite countertops, upgraded cabinetry, stainless steel appliances—including a new dishwasher, sink, and faucet, opening into a spacious living and dining area filled with natural light. Step onto the private balcony to enjoy stunning Rocky Mountain views and evening sunsets. The primary bedroom features a walk-through closet and a 4-piece ensuite with a new toilet, while the versatile den works well as a home office or additional storage. Added conveniences include in-suite laundry, an assigned underground parking stall, and a separate storage locker. Residents enjoy access to on-site amenities including a fitness centre and entertainment room, plus Rocky Ridge Ranch membership with year-round amenities such as a lake, splash park, skating, tennis courts, and basketball. Walking distance to the Tuscany LRT station with quick access to Crowchild Trail, Stoney Trail, shopping, schools, and the YMCA. Move-in ready and easy to show.