



116, 369 Rocky Vista Park NW  
Calgary, Alberta

MLS # A2278556



**\$307,500**

**Division:** Rocky Ridge

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 832 sq.ft. **Age:** 2004 (22 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Parkade

**Lot Size:** -

**Lot Feat:** No Neighbours Behind

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 441

**Basement:** None

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** M-C2 d158

**Foundation:** -

**Utilities:** -

**Features:** Bidet, Ceiling Fan(s), No Smoking Home, Storage

**Inclusions:** N/A

Welcome to 369 Rocky Vista Park NW #116, an immaculate ground-floor condo in the highly desirable community of Rocky Ridge! This beautifully maintained home offers 2 spacious bedrooms, 2 full bathrooms, and two storage spaces, combining comfort and convenience in a bright, open layout. Freshly painted home with stunning wide plank vinyl flooring, underground heated parking and access to amenity building with gym. Featuring a lovely kitchen with an eating bar, pantry, and plenty of cabinetry, plus a spacious primary suite with a 3-piece ensuite and large walk-in closet. The second bedroom sits next to the second full bathroom, along with a handy linen closet and in-suite laundry with a stacked washer and dryer. The inviting living area opens onto a private patio with no neighbours behind—ideal for relaxing or entertaining. Additional highlights include a patio storage room, a secure storage cage (#520) beside your underground heated parking stall, and exclusive resident access to a fitness centre and games room. Perfectly located near the Tuscany C-Train Station, Crowfoot Shopping Centre, YMCA, U of C, and major routes including Stoney Trail, Crowchild Trail, and Highway 1, this move-in-ready home offers the perfect blend of comfort, convenience, and community. Also, low condo fees.