



**GRASSROOTS**  
REALTY GROUP

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

**116, 369 Rocky Vista Park NW  
Calgary, Alberta**

**MLS # A2278556**



**\$307,500**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	None
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), No Smoking Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 441
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2 d158
<b>Utilities:</b>	-

**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.