



GRASSROOTS
REALTY GROUP

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

MLS # A2280572



\$319,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Walk-In Closet(s)		

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

Welcome to #212, 369 Rocky Vista Park NW – a bright and beautifully updated 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 fresh, modern feel with brand new flooring, cabinets, lighting, and paint throughout, complementing the functional open-concept layout. Large windows flood the space with natural light, enhancing the bright and inviting atmosphere. The spacious living room connects seamlessly to your own private balcony – perfect for enjoying your morning coffee or unwinding with tranquil evening views. The updated kitchen features ample cabinetry and a practical layout, ideal for entertaining or everyday cooking. The primary bedroom offers a walk-through closet and a private 3-piece ensuite, while the second bedroom and full guest bath are thoughtfully positioned for privacy. Additional highlights include convenient in-suite laundry and underground titled parking, keeping your vehicle secure year-round. Beyond your unit, the building boasts an impressive range of amenities, including a fitness center, theatre room, party room, and even an on-site hairdresser – everything you need just steps from your door. Situated in a quiet, well-maintained complex close to walking trails, green spaces, shopping, and transit, this condo truly has it all. Whether you’re entering the market, simplifying your lifestyle, or investing in a growing area, this move-in-ready home with stylish new upgrades checks all the boxes. Don’t miss your chance to own a slice of serenity in Rocky Ridge – steps from nature, yet close to everything you need.

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