



**209, 369 Rocky Vista Park NW  
Calgary, Alberta**

**MLS # A2285971**



**\$239,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Stone, Vinyl Siding	<b>Zoning:</b>	M-C2 d158
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Garage Door Control

IMMACULATE, FRESHLY RENOVATED 1 BED+DEN, 1 BATH UNIT WITH TITLED, HEATED UNDERGROUND PARKING IN THE DESIRABLE COMMUNITY OF ROCKY RIDGE! This apartment boasts freshly painted walls, bright oversized windows & new carpet + luxury vinyl plank flooring. The kitchen features new white custom cabinetry with ample storage space, cabinet pantry, a peninsula breakfast bar & black appliances, opening onto the living room with gorgeous stone clad gas fireplace & sliding glass doors onto the spacious balcony with an extra 4' x 3' storage area. The king size bedroom is sunny with a good-sized closet. 4-piece bathroom with luxurious tub & extra storage space. The den features a beautiful French door & the laundry room exists in unit for your convenience. The parking stall is only 2 spaces away from the elevator doors for ease of travel to your suite. Other amenities in the complex include a fitness room, party/games room, salon & dining room. Walking distance to walking paths, parks, playgrounds, schools, coffee shops, restaurants, health services, gas station, grocery store, veterinary clinics & The Tuscany LRT station not to mention minutes from the Shane Homes YMCA at Rocky Ridge, Costco, Bearspaw Golf Course, Bowness Park, Nosehill Park, Macleod Trail, Stoney Trail, Country Hills Blvd & only 30 minutes to the mountains!