



**303, 369 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2134974



\$348,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	835 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Shake	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Excellent location and view! A gem in the Pavillions of Rocky Ridge! Great location that offers everything you need within minutes! Modern layout with modern concept, large great room easily fits full large screen TV and a full-size furniture. Great privacy with bedrooms on either side of the great room, large kitchen with eating area. Great sized Master bedroom easily fits King size bed and has a 3-piece ensuite with large walk-in closet with built-in cabinets. Second bedroom is good size as well. Additional 4-piece bath. Large laundry room. Large balcony with GREAT VIEWS of the mountains. TITLE UNDERGROUND PARKING (heated). Building amenities include party room, theatre, gym, billiards room. Walking distance to LRT, short drive to University of Calgary, Downtown, Bowness Park, YMCA Rocky Ridge and more. Short walk to tennis courts, park, walkways, bike paths. Easy access to the city by Stoney trail, and as well as the mountains!