



**412, 345 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2135720



\$395,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	834 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Garage Fob

Welcome to the most ideally located condo in the complex! This EAST-facing, top-floor penthouse boasts 10-ft-plus vaulted ceilings. Featuring 2 bedrooms AND 2 bathrooms, this home in the popular Pavilions of Rocky Ridge offers a spacious open concept with extra-large windows in the living room, flooding the space with natural light. A gas fireplace with a stone facade adds a cozy touch. Off the living room, you'll find your private patio & access to a separate storage room. The open-concept kitchen is equipped with maple cabinets, a tile backsplash, & newer SS appliances. For maximum privacy, the master bedroom is separated from the second bedroom by the living room & includes a 3pc en-suite & a spacious walk-in closet. The balcony provides tranquil views of a quiet green space & stunning panoramic views of Calgary. Additional features include in-suite laundry with a newer stacked washer/dryer, titled underground parking, & bicycle storage. Residents enjoy full access to the Lake Club, which offers an exercise room, games room, movie room, sauna, tennis courts & volleyball court. The location offers quick access to the LRT, walking paths, shopping, & Stoney Trail.