



**117, 500 Rocky Vista Gardens NW
Calgary, Alberta**

MLS # A2145045



\$314,400

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	683 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Rarely on the market for sale that is close to the Activity Room and Fitness center. Just steps away from activities that allows for maximum convenience. This unit has a larger balcony than other levels which makes it great for hosting BBQ's. Perfect home for singles or couples, young, empty nesters or investors looking for a rental income property. The unit boast open floor plan design that was also repainted in 2019. Very spacious master ensuite with a walk through closet that leads directly to a 4 piece bathroom. Beside the bedroom there is a good size DEN that could be used as office/study , home gym, library or additional storage. The upgraded kitchen with granite countertops and stainless steel appliances includes a brand new Dishwasher (2022). The unit offers loads of cabinet storage and countertops space. For your convenience there is a washer and dryer in suite and included in the sale as well as an underground, assigned parking stall and storage locker. You will have access to Rocky Ridge Ranch with a lake, splash park, boat rentals, basketball and tennis courts. There are walking and biking paths just outside of your building. All of that is located in a sought after, great NW community of Rocky Ridge providing a quick access to the LRT Station, shopping, schools, YMCA and mountains. This building is a 5 minute walk from the Tuscany LRT station. This beautiful unit it is amazing place to call home and also a great opportunity for investors. Call to book your private showing today and make it your own home this summer!