



**117, 345 Rocky Vista Park NW  
Calgary, Alberta**

**MLS # A2150575**



**\$359,800**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 432
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d158
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** N/A

Nestled in a magnificent Rocky Ridge setting, it's a pleasure coming home and letting the feet roam through the scenic landscape. This condo is move-in ready, with pristine finish, and enjoys a serene walk-out patio & main floor convenience. Coordinated decor, luxury laminate & blinds. Updated faucets and lighting. The spacious living room is great for entertaining. Curl up by the dreamy flicker of the gas fireplace - no fog here - the glass door is professionally cleaned. Step out to the covered private patio & light up the BBQ - it's your own world - no units across looking in. The open kitchen has ample maple cabinetry, breakfast bar & new dishwasher [transferable 3 yr warranty]. Private offset bedrooms. The primary has ensuite & large walk-in closet. Insuite laundry. Put away storage woes with this ample 3-way system - 1] Within Unit Closet 2] Patio Storage Rm [new paint & floor]. 3] Bonus Walk-in Locker By Your Titled Parking [not cage suspended above car]. A stately building with an inviting lobby and halls. Many amenities incl. fitness, social rm, movie rm, library. A fantastic location, it faces an immense park with pond, pathway & views. Steps to tennis. Walkable to LRT with Calgary's iconic "Eamons" sign. A zip to DT. Pathway leads to grocery/shopping. Minutes to Rocky Ridge Rec Centre. A breeze on the 1A to the country. In a sought after complex & location, this condo shows immense pride of ownership and is all ready to go!