



**422, 500 Rocky Vista Gardens NW
Calgary, Alberta**

MLS # A2150898



\$319,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	685 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Wood	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d158
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

TOP-FLOOR -1 bedroom plus DEN overlooking Green Space -Underground secure parking plus storage unit. Open design, Beautiful Kitchen with Dark Birch Cabinets -granite counter tops in Kitchen and Bath. Kitchen with Stainless Steel Appliances -Fridge with Ice and Water .Built in -Microwave, under Cabinet Lighting & Eating Breakfast Bar or still have room for Dining Table. Spacious Living Room with access to Your Balcony with Natural Gas Hookup for BBQ and Power Outlet. The Primary bedroom is bright and spacious with a Great walk-through closet into the 4 pce ensuite Bath. In Suite Stackable Laundry & Spacious Den which could accommodate a Guest or make it Your Office or Hobby area or Storage. An Owners Lounge room on Main Floor with Full Kitchen which can be booked for Private functions and a fitness room. Walk to C-train less than a km or approx. a quick 10 min walk also Walking / Biking pathways behind complex Small annual HOA fee for Rocky Ridge Assoc. giving You access to Rocky Ridge Ranch community center with a lake, splash-park, boat rental, winter skating, tennis courts, basketball and more. Great access to major roadways and a couple close shopping centers minutes away. Note -Board approval for either 1 cat or 1 dog allowed - not over 20 pounds. Thanks for Viewing Call Your Favorite Realtor today for Your Private Personal Tour.