



GRASSROOTS
REALTY GROUP

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121, 369 Rocky Vista Park NW
Calgary, Alberta

MLS # A2152567



\$335,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	833 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	Poured Concrete	Utilities:	Cable, DSL, Electricity Connected, Natural Gas, Fiber
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Excellent ground floor 2 bedroom 2 bathroom condo with fantastic homeowner amenities is just minutes from a world-class Shane Homes YMCA recreational centre (with public Library), shopping, amenities, entertainment, and the C-train station. This spacious open floor plan has new carpets, new counter tops, a new sink/tap, and a corner-stacked stone gas fireplace. The primary bedroom has its own 3-piece ensuite and large walk-in closet. You have a lovely covered patio with an additional enclosed private storage locker on the deck, complete with a BarBQ gas line. The in-suite stacked laundry unit has space for your cleaning and storage needs. At the same time, the titled underground heated parking is lovely for convenience and security and includes additional enclosed storage directly in front of your stall. There is tons of visitor parking for family and guests, plus secure bike storage. A low HOA fee of \$25/month provides access to a games room, theatre room, library, party room, hair salon, and gym. Pets are welcome with board approval. Come check out this excellent unit, suitable for all ages, with nearby walking paths and parks. Superb location close to educational and healthcare facilities and major routes, including the University of Calgary, Foothills Hospital, Children's Hospital, Stoney Trail, Crowchild Trail, and Hwy 1 to the mountains. Ready for you to move in today to the Pavillions of Rocky Ridge!