



**313, 369 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2156427



\$345,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	832 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan		

Inclusions: N/A

This charming condo, located in the Pavilions of Rocky Ridge, offers an exceptional blend of convenience and style, and walking distance to the LRT station, shopping and all amenities! Situated on the 3rd floor, this spacious unit spans nearly 840 square feet and epitomizes modern living with its beloved open-concept design. Featuring two well-appointed bedrooms and two bathrooms, this condo ensures comfort and functionality. The primary bedroom is a true retreat, boasting a luxurious three-piece ensuite and an expansive walk-in closet that provides ample storage space. Step outside to the large deck, a perfect setting for summer gatherings with friends or enjoying a relaxing evening under the stars. The second bedroom offers flexibility, whether you choose to use it as a guest room, home office, or a cozy den. The beautifully designed kitchen, with its abundant cupboard and counter space, is a must-see for those who love to cook and entertain. This unit also offers the convenience of in-suite laundry, providing privacy and practicality, essential features for apartment living. Additionally, the property includes underground heated parking, ensuring your vehicle is protected year-round. As a resident of the Pavilions of Rocky Ridge, you'll have exclusive access to the Lake Club, where you can enjoy a range of amenities, including a well-equipped exercise room, theatre room, game room, movie room, and even a hair salon. This condo truly offers a lifestyle of ease, luxury, and convenience in a prime location.