



**205, 369 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2156500



\$405,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,080 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: The bbq and chair on the deck

Welcome to 369 Rocky Vista Park NW #205 – a spacious and sunlit corner unit offering 1,080 square feet of comfortable living, featuring 2 bedrooms and 2 bathrooms. This end unit is perfectly positioned to capture beautiful south and west-facing views, flooding the space with natural light throughout the day. Enjoy the convenience of in-unit storage, as well as an additional parking storage space underground. The property includes one titled underground parking spot, with plenty of additional parking available outside. Inside, you'll find a brand-new washer and dryer, adding to the modern comforts of this home. Situated just a 10-minute walk from the C-Train, this home offers easy access to city transit while providing a serene retreat away from the hustle and bustle. The unit is thoughtfully located away from the elevator, ensuring added peace and privacy. Nature enthusiasts will love the access to the nearby lake, and Rocky Ridge Club House, perfect for weekend strolls or outdoor activities. With its ample windows, prime location, and well-designed layout, this 2-bedroom, 2-bathroom apartment is the perfect blend of convenience and tranquility. The location is very desirable and has lots of amenities, residents can enjoy the range of amenities at the Lake Club at Rocky Ridge, including an outdoor tennis court, beach volleyball court, a well-equipped fitness centre, and a spacious shared games room. Rocky Ridge is a family friendly community that has a beautiful Community Centre with a swimming pool, tennis and volleyball courts, wonderful walking paths and bike paths. Either you are looking to buy a home for yourself or an investment this could be yours.