



**311, 500 Rocky Vista Gardens NW
Calgary, Alberta**

MLS # A2165120



\$350,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	906 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this immaculate, recently renovated and move-in ready 2 bedroom, 2 bathroom condo with a balcony! The open concept layout boasts fresh new paint and new carpet throughout. The kitchen features granite countertops, stainless steel appliances including a brand new stove, a plethora of cabinetry and a great peninsula breakfast bar island. Enter into the spacious primary bedroom with dual walk-through closets leading to your private 4-piece ensuite. The second bedroom is ideally situated near the second 4-piece bathroom making it perfect for guests, roommates, kids or a home office. In-suite laundry, underground parking and a separate storage locker add to your comfort, convenience and security. Enjoy a low-maintenance lifestyle in this amenity-rich building which includes a party room, a well-equipped gym, a movie theatre and more! This home is in a prime location just a 10 minute walk to the LRT Station! The community is home to several beautiful parks and playgrounds including the Rocky Ridge Park with a beautiful lake in the summer and ice skating in the winter, a splash park and tennis courts! Keep active in any weather thanks to the extensive walking trails and YMCA. Great amenities are close by too! Truly an exceptional location for this move-in ready home!