



**204, 369 Rocky Vista Park NW  
Calgary, Alberta**

**MLS # A2176557**



**\$269,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

This beautiful 1-bedroom plus den condo includes in-suite laundry and a titled underground parking stall walking distance to the LRT station. The open floor plan is ideal for entertaining, featuring a spacious kitchen that flows into a large living room with access to a covered west-facing balcony, equipped with a BBQ gas hook-up and extra storage. The layout also includes a large primary bedroom, a versatile den, a 4-piece bathroom, and a convenient in-suite laundry area. Comes with portable air conditioning unit purchased this year. Additional perks include access to the Lake Club through the underground parkade, offering amenities such as a fitness center, 50-seat theater, billiards/games room, beauty/barber salon, guest suite, and an executive boardroom. Located close to schools, parks, walking paths, the new YMCA, shopping, dining, and just a 5-minute walk to the LRT station, this condo offers both comfort and convenience.