



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

MLS # A2187908



\$345,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	836 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this delightful 2 bedroom, 2 bathroom apartment in the highly sought-after Rocky Ridge community, ideally located near Tuscany Station. This well-maintained third-floor unit has been freshly painted and upgraded with brand-new appliances in the open Kitchen, complete with a practical breakfast bar—perfect for casual dining. The bright and open layout is complemented by a cozy gas fireplace in the spacious Living Room, creating a warm and inviting ambiance that feels like home. The Living Room opens onto a private balcony, offering a beautiful and quiet space to unwind with your morning coffee or enjoy an evening breeze. An storage room is on the balcony, providing both practicality and peace of mind. The Balcony also has a gas hookup for summer BBQ party! A generously sized Primary Bedroom is a true retreat, featuring a large walk-in closet and a functional ensuite bath for added privacy and convenience. The second bedroom is thoughtfully placed on the opposite side of the unit, adjacent to the second full bathroom. Additionally, the unit includes Titled underground parking. Residents can enjoy a various amenities, including a fitness center, clubhouse, party room, library, and ample visitor parking. For those who love the outdoors, nearby parks, walking and biking trails, a scenic lake, and tennis courts provide endless opportunities for recreation and relaxation. Great Location that is close to C-train station, shopping mall, easy access to Highway 1A and Stoney Trail. Don't miss out on the chance to call this beautifully updated apartment your new home. Schedule a viewing today and experience the perfect combination of modern living, convenience, and community in Rocky Ridge!