



**408, 500 Rocky Vista Gardens NW  
Calgary, Alberta**

**MLS # A2193754**



**\$399,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** 1 Garage Door Controls

Panoramic mountain & city views from this like new top floor condo. Freshly painted & immaculate with exceptional quality finishes throughout this open floor plan. Spacious foyer with ceramic tile flooring flows through to the kitchen with lots of rich wood Cappuccino cabinetry, granite countertops & stainless appliances. Expansive counter space with breakfast bar in this "big house" kitchen. Open living/dining room with incredible views & French door access to private deck with gas hook-up for BBQ. Big master with walk-in closet & ensuite with oversized shower & granite. Second bedroom is a generous size & has cheater door access to the main bath with soaker tub, tile & granite. This luxurious, beautifully maintained building has a party room & gym located on the mailroom (main) floor, a theatre room on the second floor, secure bike storage, storage lockers & heated underground parking (this unit has an oversized parking stall in a single bay). One of a kind property & location close to LRT & walking paths. Pet friendly building allows 1 dog or 1 cat max 20 lbs. with board approval.