



GRASSROOTS
REALTY GROUP

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**305, 500 Rocky Vista Gardens NW
Calgary, Alberta**

MLS # A2198457



\$298,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	686 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Assigned, Heated Garage, Parkade, Parking Lot, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 426
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Immaculate 3rd-Floor Condo with Stunning Mountain Views in Rocky Ridge. This meticulously maintained 1-bedroom + den condo offers breathtaking mountain views and an open-concept layout, making it the perfect home for first-time buyers, downsizers, or investors. Complex does allow pets. Complex has ample visitor parking and secured underground resident parking. Inside the unit features a modern kitchen featuring granite countertops, upgraded cabinetry, stainless steel appliances, and microwave. The spacious living and dining area is bathed in natural light from large windows, while the west-facing balcony provides the perfect spot to take in the stunning views of the Rocky Mountains. The primary bedroom is a true retreat, featuring a walk-through closet leading to a 4-piece ensuite. The den offers flexibility as a home office, or additional storage space. Additional conveniences include in-suite laundry, an UNDERGROUND assigned parking stall, and a dedicated STORAGE LOCKER. Residents enjoy access to premium amenities, including a fitness center and entertainment room in the building, plus Rocky Ridge Ranch membership, which offers a lake, splash park, boat rentals, winter skating, tennis courts, and basketball. Located just a 5-minute walk to the Tuscany LRT station, with easy access to Crowchild Trail, Stoney Trail, shopping, schools, and the YMCA, this condo combines comfort, convenience, and unbeatable views. Move-in ready—book your showing today!