



**317, 345 Rocky Vista Park NW  
Calgary, Alberta**

**MLS # A2203802**



**\$339,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge                                 |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 834 sq.ft.                                  | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 432 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to the Pavilions at Rocky Ridge! This spacious two-bedroom, two-bathroom condo is nestled in the popular Rocky Ridge community, providing the perfect blend of ease and convenience. This charming condo has been freshly painted and features brand-new carpet throughout. Designed with a thoughtful split-bedroom layout, this home ensures privacy while maximizing space. The open-concept living area is bright and inviting, featuring large windows that flood the space with natural light. Step outside onto the balcony, which overlooks a serene green space, perfect for enjoying your morning coffee or unwinding after a long day. The fully equipped kitchen includes a breakfast bar and plenty of cabinetry for all your kitchen storage. It's a perfect space for casual dining or morning coffee. The spacious primary bedroom features a private en-suite bathroom and a generous walk-in closet, offering both comfort and practicality. On the opposite side of the unit, the well-appointed second bedroom provides added privacy, making it ideal for guests, family members, or a home office. Additional features include a dedicated laundry room with some storage, as well as extra storage off the balcony. The unit also includes a titled underground parking stall for added convenience and security. There is also plenty of visitor parking available right outside the front entry. Residents of this condo are also part of the Rocky Ridge Lake Club which consists of parks, ponds/lakes, tennis/pickle ball courts, volleyball court and scenic walking paths. The condo complex itself offers top-tier building amenities, including a fitness center, party room, recreation/game room, theatre, hair salon and bike storage. With the C-Train just steps away, the popular Shane Home YMCA, nearby shopping and dining options, and easy access to the mountains, this condo is perfectly

situated for urban convenience and outdoor adventure. Don't miss this incredible opportunity to make Rocky Ridge home!