

**92 Rocky Vista Circle NW
Calgary, Alberta**

MLS # A2234392



\$509,900

Division:	Rocky Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Partial, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Kitchen Island, Laminate Counters, No Animal Home		

Inclusions: N/A

Welcome to 92 Rocky Vista Circle NW! This beautifully renovated, multi-level townhome offers over 1,900 sq.ft. of finished living space, featuring 3 spacious bedrooms, 1.5 bathroom, a single attached garage, central A/C, and a fully finished walk-out basement with a private backyard. Ideally located in the desirable community of Rocky Ridge, this home is within walking distance to the Tuscany C-Train Station and just 5 minutes from the Shane Homes YMCA, one of the largest and most fully equipped recreational facilities in Calgary. You'll also enjoy nearby parks, playgrounds, schools, community centers, and shopping. Inside, you're welcomed by large windows and an open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen offers ample cabinetry, laminate countertops, a walk-in pantry, and a sit-up island—perfect for casual meals or entertaining. Step out onto the sunny south-facing deck, ideal for relaxing with a cold drink on a warm day. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom. The fully finished walk-out basement expands your living space with a large rec room, cozy living area, and a built-in bar—perfect for entertaining. This move-in-ready home offers flexibility, space, and unbeatable convenience—book your showing today!