101, 345 Rocky Vista Park NW
Calgary, Alberta

MLS # A2274745

$315,000

Division:	Rocky Ridge
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	834 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 441
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C2 d158
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, Storage, Walk-In Closet(s)

Inclusions: N/A

Step into this bright and inviting main floor 2-bedroom, 2-bathroom condo in the highly sought-after Pavilions at Rocky Ridge. Thoughtfully designed with a split-bedroom layout for privacy, this property features an open concept kitchen and living area with a cozy gas fireplace, LVP flooring, large windows, and direct access to your private balcony - perfect for morning coffee or evening relaxation. Main floor living means no elevator waits and easy outdoor access — ideal for quick walks with Fido (just don't forget to get board approval!). The spacious primary bedroom includes a walk-in closet and full ensuite, while the second bedroom is adjacent to a full four piece bath. Enjoy the ease of in-suite laundry with additional storage, the patio with BBQ gas line and secured storage shed, and titled underground parking. Residents enjoy outstanding onsite amenities, including a fitness center, theatre room, games room, meeting space, library, and even an onsite hair salon—an appealing convenience for seniors and busy professionals alike. Surrounded by walking paths, greenspace, and mountain views, the setting is as peaceful as it is practical. With unbeatable access to shopping, transit, and major roadways, this condo is an excellent choice for investors, downsizers, seniors, first-time buyers, and young professionals seeking comfort, convenience, and a vibrant community.