

107, 345 Rocky Vista Park NW  
Calgary, Alberta

MLS # A2275573



# \$349,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,088 sq.ft.                       | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |           |
|--------------------|---|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Hot Water                            | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Vinyl Plank                                     | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 593    |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | M-C2 d158 |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home |                   |           |

**Inclusions:** N/A

Wow! Do NOT miss this opportunity to own a truly AMAZING home. Pride of ownership shows throughout in one of the premiere units in the well-managed building in The Pavilions at Rocky Ridge! This ground level unit with 2 bedrooms, 2 baths plus a den (or 3rd bedroom) is as unique & pleasing as it is practical! Wake up every day to your own private view of the majestic Rocky Mountains! Enjoy your private, covered deck with your own convenient storage space just off of the deck. Inside, you will love the floor plan, with the open layout, fireplace, spacious kitchen, bright living room, large bedrooms, den and so much more. Your large and spacious primary bedroom leads into a gorgeous ensuite with soaker tub, shower and walk in closet. Recent upgrades include new paint & new vinyl plank flooring throughout, as well as a brand new stove. You will also have your own, heated underground parking stall. As a resident of Rocky Ridge (with a \$25 per month HOA fee), you will also have access to indoor and outdoor facilities including banquet halls, fitness center, games rooms, conference rooms, tennis courts, playgrounds, cinema room and a hair salon. The location offers so much from gorgeous views, to walking/bike paths, ponds, proximity to shopping, major roads, public transit and more. Book your private viewing today!