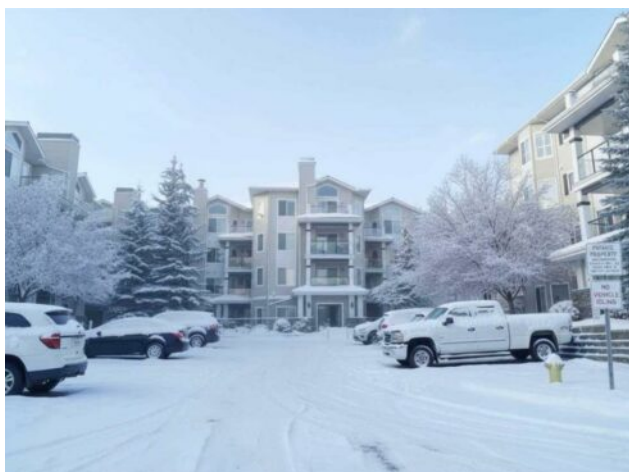


129, 369 Rocky Vista NW  
Calgary, Alberta

MLS # A2276995



# \$305,000

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Welcome to The Pavilions at Rocky Ridge! This is a charming unit with 2-bedroom, 2-bathroom ground-floor condo that's filled with natural light! Enjoy the convenience of a titled underground parking stall. While this unit may seem to be on the first floor, it's technically on the second floor, as there is another unit on the ground level. Step inside to a bright, open layout with a seamless flow between the living and dining areas. The kitchen offers plenty of cabinet and counter space, and all appliances in the kitchen were replaced just one year ago. The open-concept living space is perfect for relaxing or entertaining guests. Brand new waterproof vinyl plank flooring, installed just last week, adds a fresh, modern look and makes cleaning a breeze. Step outside onto your large, south-east-facing covered balcony—a great spot for morning coffee or quiet evenings. The primary bedroom is tucked away for privacy and features a 3-piece ensuite and walk-in closet. A spacious second bedroom is conveniently located near the 4-piece main bathroom. In-suite laundry adds to the convenience of this well-maintained home. Residents also enjoy access to on-site amenities including a fitness center, theatre room, party room, and more. Located in a fantastic area with easy access to public transit, shopping, restaurants, walking paths, and major routes—this is a home that offers both comfort and convenience. Please invite your realtor for a showing.