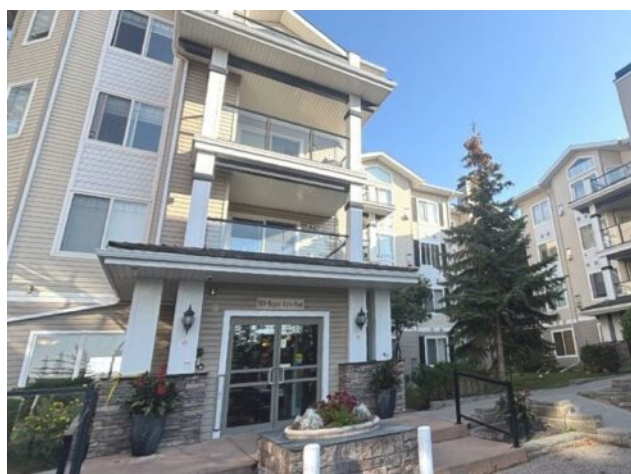


**116, 369 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2278556



\$307,500

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 441
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Bidet, Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: N/A

Welcome to 369 Rocky Vista Park NW #116, an immaculate ground-floor condo in the highly desirable community of Rocky Ridge! This beautifully maintained home offers 2 spacious bedrooms, 2 full bathrooms, and two storage spaces, combining comfort and convenience in a bright, open layout. Freshly painted home with stunning wide plank vinyl flooring, underground heated parking and access to amenity building with gym. Featuring a lovely kitchen with an eating bar, pantry, and plenty of cabinetry, plus a spacious primary suite with a 3-piece ensuite and large walk-in closet. The second bedroom sits next to the second full bathroom, along with a handy linen closet and in-suite laundry with a stacked washer and dryer. The inviting living area opens onto a private patio with no neighbours behind—ideal for relaxing or entertaining. Additional highlights include a patio storage room, a secure storage cage (#520) beside your underground heated parking stall, and exclusive resident access to a fitness centre and games room. Perfectly located near the Tuscany C-Train Station, Crowfoot Shopping Centre, YMCA, U of C, and major routes including Stoney Trail, Crowchild Trail, and Highway 1, this move-in-ready home offers the perfect blend of comfort, convenience, and community. Also, low condo fees.