

109, 345 Rocky Vista Park NW  
Calgary, Alberta

MLS # A2282267

**\$319,000**



<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2002 (24 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C2 d158
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters		

**Inclusions:** none

Welcome to this beautiful 2-bedroom, 2-bath unit featuring underground parking, fresh paint (2022), and vinyl flooring (2015). Large windows brighten the open-concept main living area, creating a spacious and inviting atmosphere. The kitchen is equipped with NEWER stainless steel appliances, and the east-facing balcony—with glass railing, on-deck storage shed, and a gas line for your BBQ—provides the perfect outdoor extension of your living space. The primary bedroom offers a walk-through closet with built-in storage shelves and a private ensuite. A second generously sized bedroom and a 4-piece bathroom complete the interior layout. This building includes an impressive range of amenities: a fully equipped gym, a movie theatre, a games room, a library, a social club, and even an on-site hair salon. Access to community amenities is available for just \$25 per month. Ideally located, you're only minutes from walking paths, tennis and volleyball courts, the train station, shopping centres, the YMCA, and have quick access to both Crowchild Trail and Stoney Trail.