

# \$360,000 - 213, 369 Rocky Vista Park Nw, Calgary

MLS® #A2191943

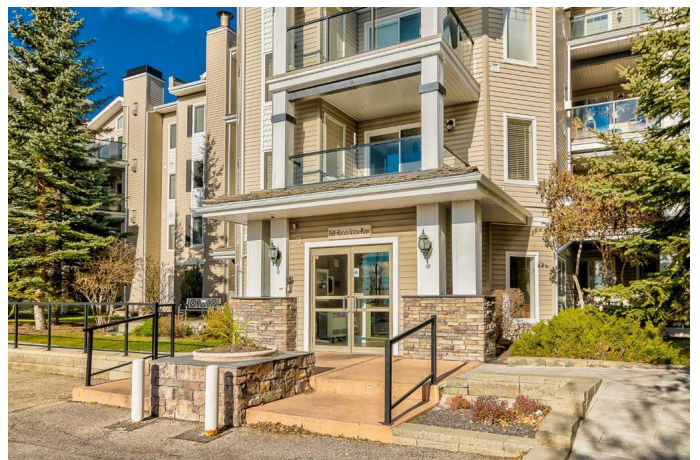
**\$360,000**

2 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome Home to The Pavilions of Rocky Ridge! Nestled in the highly sought-after Pavilions of Rocky Ridge, this spacious and beautifully maintained second-floor condo is the perfect place to call home! Featuring 2 bedrooms and 2 full bathrooms, this inviting unit offers a thoughtfully designed layout that ensures comfort, privacy, and functionality—ideal for families, professionals, or investors alike. Step inside to a bright and welcoming foyer, leading to a cozy living room complete with a gas fireplace and a large window that fills the space with natural light. The private balcony is a wonderful retreat, perfect for morning coffee or evening relaxation, and even includes a handy outdoor storage space. The well-appointed kitchen boasts maple cabinetry, black appliances, a breakfast bar, and a pantry cupboard, along with a dedicated dining nook for family meals or entertaining guests. The primary bedroom is a true sanctuary, offering a walk-in closet and a private 3-piece ensuite with a makeup counter. The second bedroom, located on the opposite side of the unit for added privacy, is spacious with a large window and conveniently close to the main 4-piece bathroom. The in-suite stacked laundry unit has space for your cleaning and storage needs. At the same time, the titled underground heated parking offers convenience and security. There is plenty of visitor parking for family and guests, plus secure bike storage. A low HOA fee of \$25/month provides access to a games room,



theatre room, library, party room, hair salon, and gym. Pets are welcome with board approval. Additional highlights include: Brand-new carpet throughout, freshly painted walls and baseboards and new window coverings. Living at Pavilions of Rocky Ridge means access to top-tier amenities. Residents can enjoy the Rocky Ridge Lake Club, featuring beach volleyball courts, walking and biking trails, and a beautiful community center with a swimming pool. Conveniently located within walking distance to the new Shane Homes YMCA and just minutes from the Tuscany LRT station, this home offers the perfect balance of tranquil suburban living with easy access to everything you need. Don't miss this opportunity! Book your private viewing today and discover your dream home in Rocky Ridge!

Built in 2004

### **Essential Information**

MLS® #	A2191943
Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	213, 369 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 5K7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Playground, Recreation Facilities, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Insulated, Parkade, Secured, Stall, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Storage
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	36
Zoning	DC
HOA Fees	25
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	eXp Realty
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