

\$310,000 - 103, 369 Rocky Vista Park Nw, Calgary

MLS® #A2084774

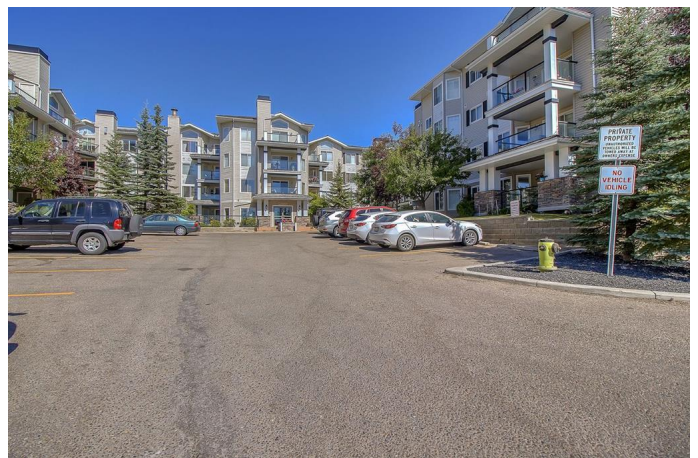
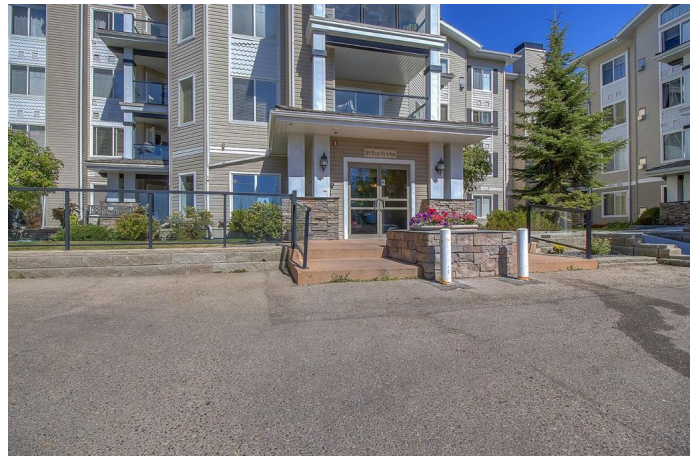
\$310,000

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Don't miss out on this MAIN FLOOR 2-bedroom, 2 FULL bathroom apartment situated in The Pavilions at Rocky Ridge. Come enjoy this beautiful park setting with access to trails and amenities that are second to none. Large foyer, tons of storage in the unit PLUS a locked storage area on the deck outside! Open concept living, dining, cooking. Bedrooms are located on opposite sides of the unit. GREAT for roommates. Primary bedroom is large and offers 3-piece ensuite and a walk-in closet. Large IN SUITE Laundry room. PET friendly you can have 2 pets = 1 dog up to 25 lbs and 1 cat with Board Approval. Locked Bike Storage available for 2 bikes! Underground, heated TITLED parking spot plus visitor parking and street parking close by. West facing balcony allows natural light. Gas BBQ hook up on your private covered deck! This location is amenity RICH = Residents of THE PAVILIONS get access to amenities which include fitness centre & tennis courts, theatre, games & meeting rooms, salon, visitor parking for their guests & so much more. Walking distance to LRT, short drive to University of Calgary, Downtown, Bowness Park and more. Short walk to tennis courts, park, walkways, bike paths. Recreation and leisure are at your fingertips with the popular Shane Homes YMCA Centre and the Ranch Centre, providing endless opportunities for an active lifestyle. Swimming, sports, fitness, tennis courts, playgrounds, playing fields and a water park will keep



families and members of this community entertained. The community association brings Neighbours together with fundraisers, socials, and sporting events. Rocky Ridge offers its own local restaurants, shopping, grocery stores and services, including a Wal-Mart. With its location along Crowchild, and close proximity to transit, residents are only minutes away from Crowfoot Crossing shopping Centre. Amenities here include big box stores, movie theatres, services, and a variety of dining options. Don't miss this well-priced opportunity! Assume current tenant paying \$1400.00/mth or wait for vacant possession Feb 1, 2024.

Built in 2004

Essential Information

MLS® #	A2084774
Price	\$310,000
Sold Price	\$310,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	103, 369 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K7

Amenities

Amenities	Fitness Center, Other, Party Room, Racquet Courts, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Guest, Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Storage
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 2nd, 2023
Date Sold	October 28th, 2023
Days on Market	26
Zoning	M-C2 d158
HOA Fees	25.00
HOA Fees Freq.	MON

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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