

# \$350,000 - 417, 345 Rocky Vista Park Nw, Calgary

MLS® #A2105129

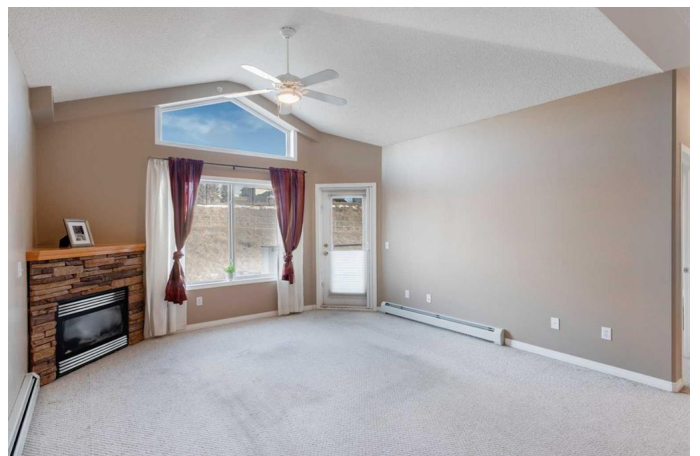
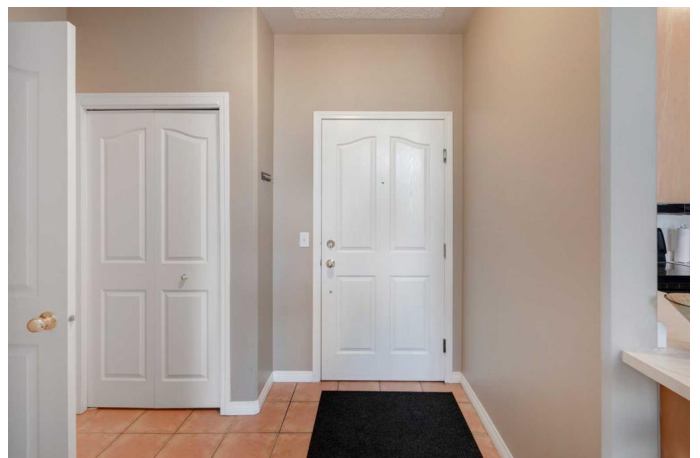
**\$350,000**

2 Bedroom, 2.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Fantastic Top floor 2 bedroom unit with hillside views from all windows & balcony too! Enter the unit to a designated tiled entryway with closet perfect to keep footwear & jackets tidy. A fabulous open floorplan offers a large living room with vaulted ceiling & a stone-faced corner fireplace as a focal point. A convenient breakfast bar is positioned well for entertaining & quick meals. The large kitchen features tiled flooring, a dual sink, black appliances including microwave/hoodfan which aids in offering plenty of counterspace & cabinets. There is also room for a table & chairs for sit down meals. To the left find the master suite, with large windows letting in the light & views. A three piece ensuite with long vanity counter is very useful. At the back find a nice sized walk-in closet which includes an organizer closet. On the opposite side of the unit there is the second nice sized bedroom & another bathroom. This second full bath includes a shower & tub too. To the side of the entryway tucked away is the laundry room with separate washer & dryer. Storage shelving & hanging rod/shelf attached too. Perfect to keep your cleaning equipment & extra things organized. Check out the balcony with it's view up top of the hill with the walking path & playground in the distance. A storage area is located on the balcony for you. Have a sense of space & privacy as you have no one living directly across from you & 180 degree hillside views! There is visitor parking out front of the building. Scenic walking paths & only a quick 10-15 min



walk to the c-train station. Breathtaking mountain views as you come home at the end of the day. Plus from the front of the building there are panoramic views of the south extending to include Winsport & the newly opened Ring Road/Stoney Trail. Head to the underground heated parkade to find the titled parking stall! This is an amazing complex so much to do! Amenities include: Theatre; Games room/library; Gym; Social room & Salon too. A wonderful unit in a desirable complex. Check this out today and envision how it's easy to make your personal improvements & turn this into the perfect home for you!

Built in 2002

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2105129    |
| Price          | \$350,000   |
| Sold Price     | \$348,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 825         |
| Acres          | 0.00        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 417, 345 Rocky Vista Park Nw |
| Subdivision | Rocky Ridge                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3G 5K6                      |

## Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Trash |
| Parking Spaces | 1                                                                        |
| Parking        | Stall, Titled, Underground                                               |

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings                          |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard                                                             |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas, Living Room, Stone                                               |
| # of Stories      | 4                                                                     |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Basketball Court, Tennis Court(s) |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2024 |
| Date Sold      | March 1st, 2024    |
| Days on Market | 29                 |
| Zoning         | M-C2 d158          |
| HOA Fees       | 25.00              |
| HOA Fees Freq. | MON                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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