# \$469,000 - 63 Rocky Vista Terrace Nw, Calgary

MLS® #A2143405

## \$469,000

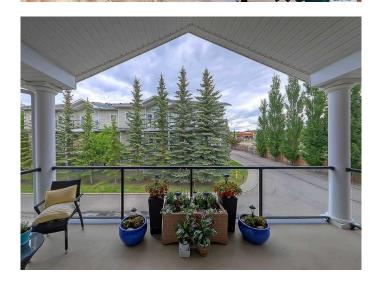
2 Bedroom, 2.00 Bathroom, 1,280 sqft Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Don't miss your opportunity to own this quiet end unit featuring high-end hardwood flooring, vaulted ceilings, and an abundance of natural light! Enjoy the warmth and convenience of the well-situated gas fireplace. The open main living area is directly connected to the large balcony, making this a great home to enjoy on your own or with family and friends! The kitchen is complete with a breakfast bar, full pantry, and ample storage space. The primary bedroom with bay windows has an en suite with separate shower and soaker tub, linen storage, and a walk-in closet! The main level is complete with a 2nd bedroom, 2nd full bath, laundry closet, office nook, and large linen/storage! The single attached garage is large enough for a vehicle and storage, and you'll have additional parking on the driveway. The development also has ample visitor parking, with some located directly beside this unit! New shingles 2 years ago! The HOA includes membership in the lake club and access to Rocky Ridge Manor, with a theatre, small gym, games room, activities room, lending library, and more! Enjoy the community's many paths, parks, and ponds, with quick access to all amenities and a quick getaway to the West!







Built in 2003

#### **Essential Information**

MLS® # A2143405

Price \$469,000

Sold Price \$462,500

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,280

Acres 0.00

Year Built 2003

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Sold

# **Community Information**

Address 63 Rocky Vista Terrace Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G 5G6

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Driveway, Single Garage Attached

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Vaulted

Ceiling(s)

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Mantle, Stone

Basement None

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Other

Roof Cedar Shake

Construction Stone, Vinyl Siding Foundation Poured Concrete

### **Additional Information**

Date Listed June 21st, 2024

Date Sold June 30th, 2024

Days on Market 9

Zoning DC (pre 1P2007)

HOA Fees 25.00 HOA Fees Freq. MON

# **Listing Details**

Listing Office Greater Property Group

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