

# \$539,900 - 219 Rocky Vista Circle Nw, Calgary

MLS® #A2147254

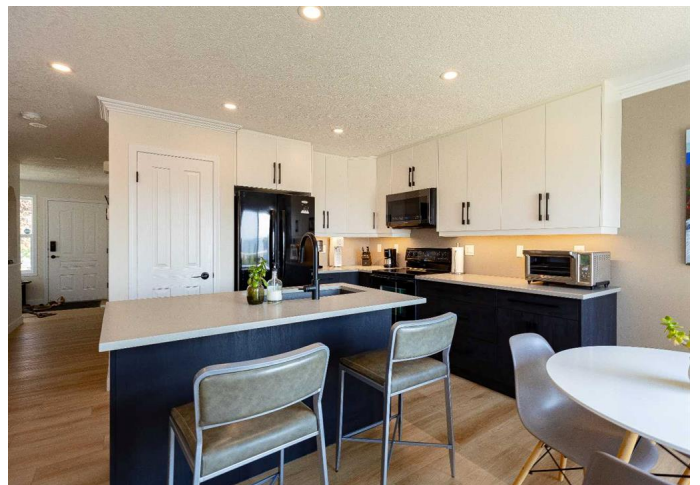
**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.07 Acres

Rocky Ridge, Calgary, Alberta

HERE IT IS! \*\*DON'T MISS IT.\*\*ALMOST FEELS LIKE A NEW SHOWHOME \*\* One of a kind Townhouse boasting almost 1752 SQUARE FEET OF DEVELOPED SPACE and amazing Mountain and Valley views from ALL levels even the WALKOUT basement. It's not often we find a home bathed in so much natural light. While this beautiful home is a 2 bedroom it can easily be converted into a THREE BEDROOM by adding one wall and a door, see attached floorplan in photos. A home in the GEORGETOWNS at ROCKY RIDGE RARELY comes on the market especially with a VIEW like this one. \*\*At this time there are 86 units Owner Occupied out of 96 units. ALL 3 bathrooms have NEW faucets, fixtures and countertops. NEW kitchen by Legacy Kitchens complete with NEW Custom Quartz "RAW CONCRETE" countertops, NEW kitchen island c/w LUXURY SINK AND bar seating. NEW "knock down" ceilings throughout which includes recessed LED ceiling lights on the main floor. NEW wall paint and lots of upgraded TRIMS painted on all three levels. Main and upper floor have NEW "LUXURY VINYL FLOORING" and newer carpet on stairs. Wonderfull heavy duty shelving built into storage/laundry room. The current Owners have taken such great care and paid close attention to every detail, and it shows! This home is conveniently located a short distance from Shopping, YMCA, and Daycare and ONLY .7 km (750 metres) to the LRT! Community amenities include use of Tennis



and Basketball courts, LOTS of walking trails and Playgrounds. \$25.00 HOA fee includes use of the Lake Club at Rocky Ridge a few minutes away. Call your favorite Realtor today.

Built in 2001

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2147254      |
| Price          | \$539,900     |
| Sold Price     | \$545,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,361         |
| Acres          | 0.07          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 219 Rocky Vista Circle Nw |
| Subdivision | Rocky Ridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G5B8                    |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Recreation Facilities, Visitor Parking                                 |
| Parking Spaces | 3                                                                      |
| Parking        | Driveway, Front Drive, Off Street, Parking Pad, Single Garage Attached |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Kitchen Island, No Smoking Home, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Vinyl Windows |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Oven, Humidifier, Microwave, Refrigerator, Washer/Dryer |
| Heating         | Forced Air, Natural Gas                                                      |
| Cooling         | Central Air                                                                  |
| Fireplace       | Yes                                                                          |
| # of Fireplaces | 1                                                                            |
| Fireplaces      | Gas, Living Room                                                             |
| # of Stories    | 2                                                                            |
| Has Basement    | Yes                                                                          |
| Basement        | Separate/Exterior Entry, Finished, Full, Walk-Out                            |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony                                         |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Views |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2024 |
| Date Sold      | July 25th, 2024 |
| Days on Market | 6               |
| Zoning         | M-CG d38        |
| HOA Fees       | 25.00           |
| HOA Fees Freq. | MON             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Westen Elite Real Estate |
|----------------|--------------------------|

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