

\$359,800 - 117, 345 Rocky Vista Park Nw, Calgary

MLS® #A2150575

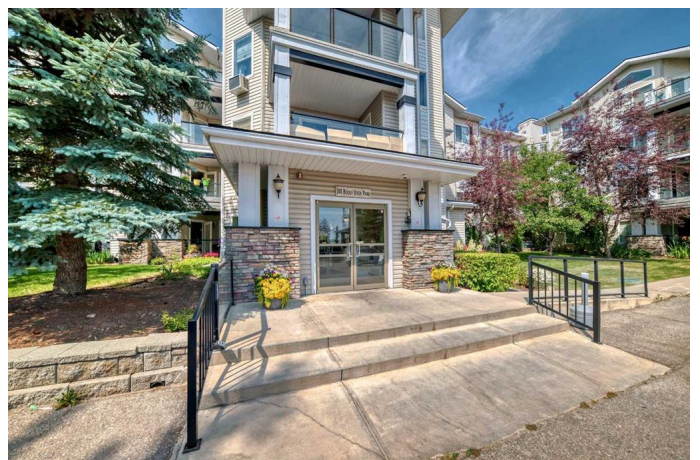
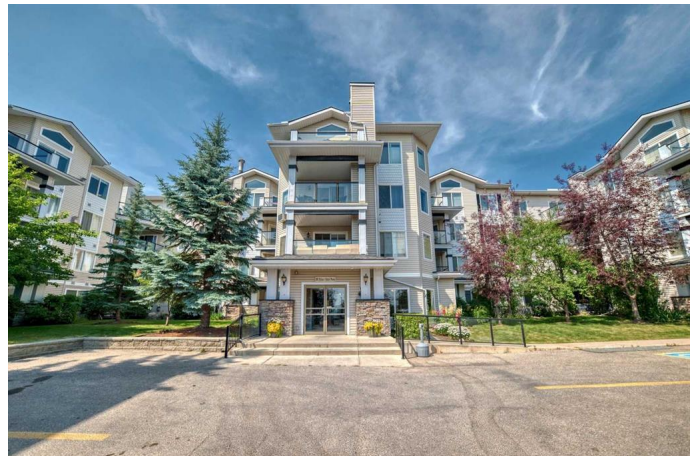
\$359,800

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Nestled in a magnificent Rocky Ridge setting, it's a pleasure coming home and letting the feet roam through the scenic landscape. This condo is move-in ready, with pristine finish, and enjoys a serene walk-out patio & main floor convenience. Coordinated decor, luxury laminate & blinds. Updated faucets and lighting. The spacious living room is great for entertaining. Curl up by the dreamy flicker of the gas fireplace - no fog here - the glass door is professionally cleaned. Step out to the covered private patio & light up the BBQ - it's your own world - no units across looking in. The open kitchen has ample maple cabinetry, breakfast bar & new dishwasher [transferable 3 yr warranty]. Private offset bedrooms. The primary has ensuite & large walk-in closet. In-suite laundry. Put away storage woes with this ample 3-way system - 1] Within Unit Closet 2] Patio Storage Rm [new paint & floor]. 3] Bonus Walk-in Locker By Your Titled Parking [not cage suspended above car]. A stately building with an inviting lobby and halls. Many amenities incl. fitness, social rm, movie rm, library. A fantastic location, it faces an immense park with pond, pathway & views. Steps to tennis. Walkable to LRT with Calgary's iconic "Eamons" sign. A zip to DT. Pathway leads to grocery/shopping. Minutes to Rocky Ridge Rec Centre. A breeze on the 1A to the country. In a sought after complex &



location, this condo shows immense pride of ownership and is all ready to go!Â Â Â

Built in 2002

Essential Information

MLS® #	A2150575
Price	\$359,800
Sold Price	\$359,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	117, 345 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K6

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, French Door, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Mantle, Stone
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	August 2nd, 2024
Days on Market	13
Zoning	M-C2 d158
HOA Fees	25.00
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
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