

\$400,000 - 306, 345 Rocky Vista Park Nw, Calgary

MLS® #A2163126

\$400,000

2 Bedroom, 2.00 Bathroom, 1,186 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

2 BEDROOMS | 2 BATHROOMS | 1,185 SQ FT | OPEN LAYOUT | TITLED UNDERGROUND PARKING | LARGE SW FACING BALCONY | AMENITY RICH BUILDING | Welcome to this original owner 2 bedroom, 2 bathroom condo located in the sought after Pavilions at Rocky Ridge. The home has been newly painted and features hardwood floors throughout. As you enter the home, are welcomed into a spacious foyer with large front entry closet inviting you into the space. The open living area features large windows filling the space with an abundance of natural light. Enjoy the spacious u-shaped kitchen with plenty of cabinet and counter space, a window over the sink, and a convenient breakfast bar. The dining area features a beautiful bay window and opens onto the spacious living room with brick facing gas fire place to enjoy with friends and family. The spacious deck off the living room with stunning views of the mountains is perfect for enjoying evening sunsets or bbqs. The deck also features an additional storage room. The master retreat is the perfect place for relaxation with a large walk-in closet and 3-piece bathroom with large fully tiled walk-in shower that provides accessibility for those who require it. This home also features an additional bedroom, 3-piece bathroom, and laundry room with additional storage. You will enjoy having your own titled parking spot with storage cage above in a secure heated underground parkade. This building also



includes an abundance of amenities including a fitness centre, party room, hair salon, theatre, library and games room, visitor parking and onsite management. Don't miss out on this incredible opportunity to own this home today! Photos are virtually staged and are not an accurate depiction of current property.

Built in 2002

Essential Information

MLS® #	A2163126
Price	\$400,000
Sold Price	\$398,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,186
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	306, 345 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K6

Amenities

Amenities	Elevator(s), Fitness Center, Other, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 3rd, 2024
Days on Market	13
Zoning	M-C2 d158
HOA Fees	25.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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