

# \$319,900 - 312, 345 Rocky Vista Park Nw, Calgary

MLS® #A2172861

**\$319,900**

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Priced at only 319,900! 2 bedroom, 2 bath, in the Pavilions at the Lakes of Rocky Ridge come with views of the pathway, greenspace and COP. This home features a spacious sunny living room with many options for furniture placement and a stone gas fireplace. Enjoy a morning coffee, evening dinners, BBQs and additional storage on your comfy deck. The large open kitchen features space for dining, breakfast bar for 3, and black appliances are included. The spacious master suite includes a 3 pieces ensuite with shower and an enormous walk in closet. The second bedroom accommodates a queen bed and is perfect for guests or roommate. In suite laundry room, has space for a freezer and storage. Titled heated underground parking with storage is just one of the benefits of this amazing building. The complex boasts a gym, theater, games room, hair salon, and party room, and is close to various pathways, tennis court, and walking distance to shopping, the future LRT and transit and more. This is a great opportunity to have it all! Don't Miss on This One! Book Your Showing Today!

Built in 2002

## Essential Information

MLS® # A2172861

Price \$319,900

Sold Price \$311,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 835           |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 312, 345 Rocky Vista Park Nw |
| Subdivision | Rocky Ridge                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K 5K5                      |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                              |
| Appliances        | Dishwasher, Refrigerator, Dryer, Electric Stove, Microwave Hood Fan, Washer |
| Heating           | Natural Gas, Hot Water                                                      |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| # of Stories      | 4                                                                           |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Wood Frame, Vinyl Siding |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2024 |
| Date Sold      | December 5th, 2024 |
| Days on Market | 53                 |
| Zoning         | M-C2               |
| HOA Fees       | 25.00              |
| HOA Fees Freq. | MON                |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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