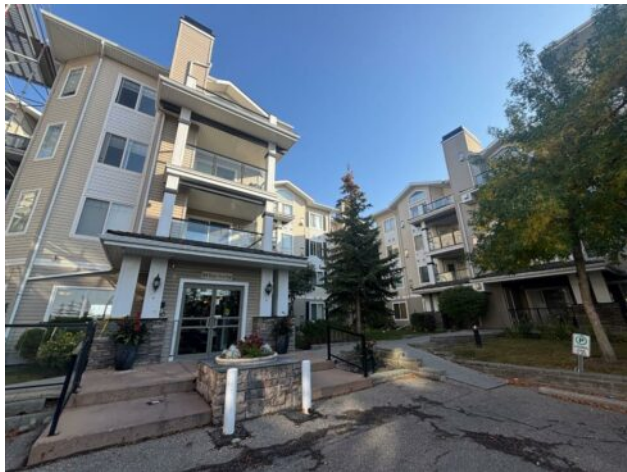


**116, 369 Rocky Vista Park NW**  
**Calgary, Alberta**

**MLS # A2258511**



**\$349,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rocky Ridge                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 832 sq.ft.                         | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                          |                   |           |
|--------------------|--------------------------|-------------------|-----------|
| <b>Heating:</b>    | Hot Water                | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet                   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                        | <b>Condo Fee:</b> | \$ 441    |
| <b>Basement:</b>   | -                        | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C2 d158 |
| <b>Foundation:</b> | -                        | <b>Utilities:</b> | -         |
| <b>Features:</b>   | No Smoking Home, Storage |                   |           |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Welcome to 369 Rocky Vista Park NW #116, a beautifully designed ground-floor condo in the sought-after community of Rocky Ridge. Offering 2 spacious bedrooms and 2 full bathrooms, two storage location's, this home combines comfort, functionality, and convenience in one inviting package. The bright, open layout features a welcoming living area that flows seamlessly to your private patio—the perfect place to enjoy morning coffee or a quiet evening outdoors. For added convenience, this unit includes a private storage room directly off the patio plus an additional secure storage cage (#520) located at your underground heated parking stall. Both bedrooms are generously sized, designed to provide restful nights and bright mornings. In unit laundry room with stack washer/dryer included. This prime location puts you steps from scenic walking paths and the Tuscany C-train station, giving you easy, car-free access to downtown Calgary. The Crowfoot Shopping District is only minutes away, offering endless shopping, dining, and entertainment options. Fitness and recreation are close at hand at the YMCA at Rocky Ridge, while professionals and families alike will appreciate the short commute to the University of Calgary, Foothills Hospital, and Children's Hospital. With quick connections to Stoney Trail, Crowchild Trail, and Highway 1, whether you're heading into the city or off to the mountains, everything is within reach. This condo is more than just a home—it's a lifestyle, blending tranquility, accessibility, and all the best that Calgary has to offer.