

212, 369 Rocky Vista Park NW Calgary, Alberta

MLS # A2267594



\$314,900

Division: Rocky Ridge Type: Residential/Low Rise (2-4 stories) Style: Apartment-Single Level Unit Size: 834 sq.ft. Age: 2004 (21 yrs old) **Beds:** Baths: Garage: Assigned, Covered, Parkade Lot Size: Lot Feat:

Heating: Water: Baseboard, Natural Gas Floors: Sewer: Carpet, Laminate Roof: Condo Fee: \$ 449 Flat **Basement:** LLD: Exterior: Zoning: Brick, Vinyl Siding, Wood Frame M-C2 d158 Foundation: **Poured Concrete Utilities:**

Features: Closet Organizers, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, Microwave, All Window Coverings, Key FOB, Dishwasher, Washer, Dryer

Welcome to #212, 369 Rocky Vista Park NW – a bright and beautifully maintained 2-bedroom, 2-bathroom condo located in the peaceful, sought-after community of Rocky Ridge. This home offers a fantastic opportunity for first-time buyers, downsizers, or investors, blending comfort and convenience in an unbeatable location just minutes from the majestic Rocky Mountains. Step inside and enjoy a functional open-concept layout with large windows that flood the space with natural light. The spacious living room connects seamlessly to your own balcony – perfect for enjoying your morning coffee or taking in tranquil evening views. The kitchen offers ample cabinetry and a practical layout, making it easy to entertain or cook at home. The primary bedroom features a walk-through closet and a private 3-piece ensuite, while the second bedroom and full guest bath are thoughtfully positioned for privacy. You'll love the convenience of in-suite laundry, and the bonus of underground titled parking keeps your vehicle secure year-round. Beyond your unit, the building itself offers an impressive selection of amenities including a fitness center, theatre room, party room, and even a hairdresser on site – everything you need just steps from your door. Located in a quiet, well-maintained complex, this condo is close to walking trails, green spaces, shopping, transit options, and more. Whether you're looking to enter the market, simplify your lifestyle, or invest in a growing area, this home checks all the boxes. Don't miss this chance to own a slice of serenity in Rocky Ridge – just steps from nature, yet close to everything you need!