



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

**303, 369 Rocky Vista Park NW
 Calgary, Alberta**

MLS # A2280300



\$319,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, Off Street, On Street, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Shake	Condo Fee:	\$ 458
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Excellent location and views in The Pavilions of Rocky Ridge. This well-appointed condo offers a highly functional layout with a spacious great room that comfortably accommodates full-sized furniture and a large-screen television. The thoughtful floor plan provides excellent privacy, with bedrooms positioned on opposite sides of the living area. The kitchen features ample counter space and a dedicated eating area, while the generously sized primary bedroom easily fits a king-size bed and includes a walk-in closet with built-in cabinetry and a private 3-piece ensuite. A well-proportioned second bedroom, a full 4-piece bathroom, and a large laundry room complete the interior. Step out onto the oversized balcony and enjoy beautiful mountain views. Additional highlights include one heated titled underground parking and one residential street parking permit, which is located right in front of building; underground access to outstanding building amenities such as a party room, theatre, fitness centre, and billiards room. Ideally located within walking distance to the LRT, tennis courts, parks, pathways, and bike trails, with quick access to the University of Calgary, downtown, Bowness Park, Rocky Ridge YMCA, and major routes including Stoney Trail — making both city commutes and mountain getaways effortless.