

**133, 369 Rocky Vista Park NW**  
**Calgary, Alberta**
**MLS # A2217085**

**\$335,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome HOME to your spacious main floor unit located in the highly sought after Pavilions of Rocky Ridge building. This great 2 bed/2 bath condo is the one you have been waiting for! As you enter this property you are greeted by a large foyer with gleaming hardwood flooring leading you into the open concept space. Huge living room with picture window and sliding doors out to the large private balcony looking onto greenspace. Well-appointed kitchen with shaker maple cabinets, sleek black appliances, tile backsplash, and open counter to the dining area. Large primary bedroom with walk through closet with custom organizers to the full ensuite bathroom with walk-in shower with bench. Good sized second bedroom and another full 4-piece bathroom as well. Seperate spacious laundry room, an outdoor storage room off of the large patio and heated underground parking stall complete this great unit. The well managed building features exercise room/gym, theatre and large social room, and ample visitor parking. Pet friendly with board approval. Super quiet and convenient location with trails right beside the building to ponds, treed parks, and amazing mountain views. Walking distance to YMCA and Tuscany C-train station, basketball/tennis courts, shopping and eateries. Quick access to Crowchild and Stoney Trail makes getting around a breeze. Plus residents can enjoy the Lake Club at Rocky Ridge, a pond with kayaks, outdoor tennis court and beach volleyball courts. You are also walking distance to the new YMCA and only a couple minutes from the C-train Station. New 25 million dollar Athletic Park has just been approved by the City of Calgary and to be completed in Fall 2026!