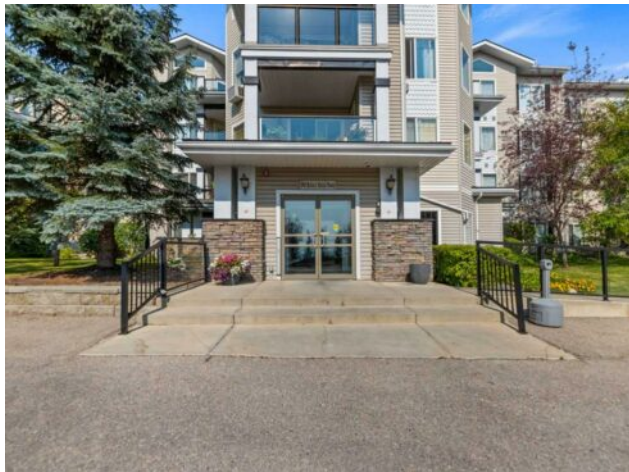


119, 345 Rocky Vista Park NW
Calgary, Alberta
MLS # A2256437

\$325,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Rocky Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 841 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 441 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-C2 d158 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this spacious 2 bedroom, 2 bathroom ground floor condo offering both comfort and convenience. The thoughtful layout features bedrooms on opposite sides for added privacy, including a primary suite with an ensuite bathroom featuring a large walk-in closet and stand-up shower. The kitchen boasts plenty of cabinetry, generous counter space, and a breakfast bar, opening into the bright living room with a cozy corner gas fireplace. From here, step onto your large private balcony with additional storage—perfect for relaxing or entertaining. Additional perks include in-suite laundry, heated underground titled parking stall and a pet-friendly policy (with board approval). The well-managed building offers incredible lifestyle amenities with secure underground access to a fitness center, games room, theatre, library, large social room, and ample visitor parking. Beyond the building, enjoy walking trails to ponds, treed parks, and breathtaking mountain views. Residents also have access to the Lake Club at Rocky Ridge featuring a pond with kayaks, outdoor tennis courts, and beach volleyball. The location is second to none—just steps from transit (including the Tuscany/Rocky Ridge C-train station), the new YMCA, basketball and tennis courts, shopping, and eateries. Quick access to Crowchild Trail, Stoney Trail, and the mountains makes commuting a breeze. Plus, a brand new \$25 million Athletic Park has been approved by the City of Calgary, with completion slated for Fall 2026!