

**126, 500 Rocky Vista Gardens NW**  
**Calgary, Alberta**

**MLS # A2259217**



**\$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>     | 903 sq.ft.                                             | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Parkade, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -                                                      |               |                   |
| <b>Lot Feat:</b> | -                                                      |               |                   |

|                    |                                                                                  |                   |           |
|--------------------|----------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | In Floor                                                                         | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Tile                                                                     | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                                                                                | <b>Condo Fee:</b> | \$ 551    |
| <b>Basement:</b>   | -                                                                                | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                  | <b>Zoning:</b>    | M-C2 d158 |
| <b>Foundation:</b> | -                                                                                | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |           |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Nestled in the sought-after community of Rocky Ridge, this bright and spacious 2 bedroom, 2 bathroom apartment offers style, comfort, and unbeatable convenience—all just a short walk to the LRT station! The open-concept design features a modern kitchen with granite countertops, stainless steel appliances, and a breakfast bar that flows into the generous dining and living areas. Step outside to your private balcony with a gas line—perfect for morning coffee or evening BBQs. The spacious primary bedroom includes a walk-through closet and ensuite with a full bathroom, while the large secondary bedroom and 2nd bathroom provide the perfect setup for family, guests, or a home office. With in-floor heating, an in-suite laundry room, underground parking, and a storage locker, this home blends practicality with ease. The well-managed complex offers a fitness room, party space, and plenty of visitor parking. As a resident, you’ll also enjoy exclusive access to the Rocky Ridge Ranch Centre with its splash park, tennis courts, playground, lake, and more. Shops, schools, the YMCA, and Royal Oak Centre are just minutes away. Whether you’re starting out, right-sizing, or investing—this is the one you’ve been waiting for!