



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**345 ROCKY VISTA Park #305, Calgary T3G5K6**

MLS® #: **A2124092**

Area: **Rocky Ridge**

Listing Date: **04/18/24**

List Price: **\$349,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **831**  
Low Sqft:  
Ttl Sqft: **831**

DOM

**31**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Heated Garage,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Laundry</b>	<b>Main</b>	<b>4`11" x 5`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`3" x 10`7"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`3" x 7`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`3" x 13`2"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`8" x 7`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$420**

Title:  
**Fee Simple**

Zoning:  
**M-C2 d158**

Legal Desc: 0211013 Fee Freq: Monthly

Remarks

Pub Rmks: Perched on the third floor, this 2 bedroom, southwest-facing condo boasts rooms flooded with natural light, courtesy of expansive windows that invite warmth and brightness into every corner. Enjoy mountain views with your morning coffee. Titled parking provides security and convenience. Great location allows a quick getaway to the mountains via Hwy 1 or 1A yet this home is walking distance to the LRT. The living room, adorned with a cozy fireplace, is a perfect spot for relaxation or entertaining guests. The kitchen provides abundant space for cooking and is equipped with contemporary appliances for effortless meal preparation. Retreat to the primary bedroom, complete with an ensuite bathroom, offering privacy and convenience. Additionally, in-suite laundry facilities add a touch of practical luxury, making everyday tasks effortless. With its bright ambiance, well-appointed spaces, and thoughtful amenities, this unit glows with comfort and style. With the convenience of a fitness center right at your fingertips, ensuring easy access to your workout routine without ever leaving the building. Shane Homes Y is located nearby, groceries, gas & amenities are close at hand. Situated close to amenities, residents can enjoy the luxury of nearby shopping, dining, and entertainment options, enhancing both convenience and lifestyle.

Inclusions: N/A  
Property Listed By: Real Estate Solutions Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













