



THE
A-TEAM

**RE/MAX
FIRST**

500 ROCKY VISTA Gardens #110, Calgary T3G 0C3

MLS® #: **A2139061**

Area: **Rocky Ridge**

Listing Date: **08/09/24**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **904**
Low Sqft:
Ttl Sqft: **904**

DOM

40
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall,Underground**

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Beamed Ceilings,Breakfast Bar,Granite Counters,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	19`6" x 11`11"
Laundry	Main	7`9" x 4`9"
4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	12`8" x 8`7"
Bedroom	Main	14`1" x 8`9"
Bedroom - Primary	Main	16`7" x 10`0"
Balcony	Main	10`3" x 7`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$502

Fee Simple

M-C2 d158

Fee Freq:

Monthly

Legal Desc: 0913529

Remarks

Pub Rmks: **** Welcome to unit #110, 500 Rocky Vista Gardens NW **** Welcome to this bright and spacious main floor condo, offering 2 Bedrooms, 2 Bathrooms, in-suite laundry, underground parking and storage! Conveniently located on the main floor, this unit has quick and easy access to the exercise room and social/party room. Kitchen has granite countertops and breakfast bar ideal for casual dining. The open layout and easy access to the balcony makes the main area a great place to relax with family and friends. Two spacious bedroom - primary has walk through closet and ensuite. Assigned underground heated parking space and additional storage space. Enjoy access to the Rocky Ridge Ranch Homeowner's Association, providing further recreational options beyond the on-site party room. This clean, bright unit is vacant and move-in ready. Located within walking distance to the Tuscany train station, easy access to public transportation, schools, shopping and major transportation routes. Book your showing today!!

Inclusions: None
Property Listed By: RE/MAX First

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







