



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**369 ROCKY VISTA Park #123, Calgary T3G 5K7**

MLS® #: **A2146149**

Area: **Rocky Ridge**

Listing Date: **07/02/24**

List Price: **\$335,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2004**

Finished Floor Area

Abv Sqft: **900**  
Low Sqft:  
Ttl Sqft: **900**

DOM

**76**

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: **1**

Access:

Lot Feat:  
Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Pine Shake**  
Heating: **Fireplace(s), Hot Water, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line, Tennis Court(s)**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	21`4" x 10`1"	Living Room	Main	19`8" x 19`3"
Kitchen	Main	11`7" x 10`6"	Bedroom	Main	10`3" x 9`1"
4pc Ensuite bath	Main	9`3" x 7`7"	4pc Bathroom	Main	8`3" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$482**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**M-C2d158**

**Monthly**

Legal Desc: **0411124**

Remarks

Pub Rmks: **PRICE REDUCED COME AND SEE ASAP. Please note this unit is a little bigger and the higher balcony improve the safety. This charming 2 bed and 2 bath condo is situated in a complex full of people who share many common interests. The attached senior's manor means there are numerous activities available for you to enjoy including movie nights, craft, and yoga classes. The games room with poker and pool tables, gym, and library are all included in the condo fees. The complex is part of a community recreation association, and the monthly social calendar is packed with many options including the annual stampede pancake breakfast. The building is well maintained and clean. In addition to the newer deck covers, the exterior windows are regularly washed, and the underground parking is cleaned every year. The common areas are well appointed and there are many spots to sit and visit or just enjoy the views. The complex includes heated underground parking, space for motorcycles and bicycle parking, on-site caretaker office, and access to a comprehensive waste management room. You can dispose of all your recycling in one place and never leave the building. This condo sits on the second floor, giving you security and the coziest deck imaginable with a large tree right outside to create a treehouse effect. The glass rails keep the deck airy and includes gas hook up for the BBQ. The unit is on an inside corner, which gives the main bedroom and closet a fun unique shape and features in a 4-piece bathroom - there is a stand-alone shower separate from the tub. You are not walking through the closet to get to the bathroom in this well-appointed suite. The second bedroom is adjoining the second bathroom on the opposite side of the unit - you and your guests will have all the privacy you require. There are more closets then expected with additional storage in the in-suite laundry, plus a secure storage on the deck. Stepping outside the building, you have views of downtown, Canada Olympic Park and the mountains. There are many walking paths easily accessible, well enjoyed by the community, with water features, tennis courts, and beautifully maintained grounds. Only moments away is the second large YMCA in Calgary plus many shopping options less than 10 minutes away, including Walmart, Sobeys, Starbucks, Shoppers and many dining options from take-out to fine dining. The C Train is a 15-minute walk away - it is the first stop for the train, so it always has room for that quick trip to the university, downtown or the stampede grounds. In addition to the one titled stall underground, there is a parking pass for a second vehicle. You can also obtain visitor parking for those weekend guests coming for Christmas. There is an option to add caged storage in your parking stall for a fee. Condo fees include the gas for the fireplace and BBQ, all the hot water you could every need, all the wonderful amenities and the landscaping, snow clearing, and site cleaning.**

Inclusions: **N/A**

Property Listed By: **MaxWell Capital Realty**

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