



THE
A-TEAM

**RE/MAX
FIRST**

500 ROCKY VISTA Gardens #216, Calgary T3G 0C3

MLS® #: **A2149276** Area: **Rocky Ridge** Listing Date: **07/13/24** List Price: **\$299,000**
 Status: **Active** County: **Calgary** Change: **-\$1,000, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**

Finished Floor Area
 Abv Sqft: **682**
 Low Sqft:
 Ttl Sqft: **682**

DOM

161
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

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

Utilities and Features

Roof:
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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 Stacked**
 Int Feat: **Granite Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`9" x 5`5"	Bedroom	Main	10`9" x 13`5"
Den	Main	8`8" x 7`11"	Dining Room	Main	11`10" x 10`2"
Kitchen	Main	8`5" x 9`10"	Living Room	Main	11`11" x 10`7"

Legal/Tax/Financial

Condo Fee: **\$390** Title: **Fee Simple** Zoning: **M-C2 d158**
 Fee Freq:

Monthly

Legal Desc: 0913529

Remarks

Pub Rmks: **Welcome to Rocky Ridge and this great condo to call home or investment property. This one-bedroom unit includes a den, a stylish kitchen with granite countertops, and stainless steel appliances. Enjoy a spacious dining/living room that opens to a private balcony with a gas BBQ hookup and backs to green-space. The bedroom features a walk-through closet leading to a 4-piece ensuite with a granite vanity. This condo offers convenient in-unit laundry, in-floor heating, and access to a gym and party room. You'll have a heated, assigned underground parking spot and additional storage, also ample visitor parking. HOA fees include access to Rocky Ridge Ranch Community Centre, and low condo fees cover most utilities except electricity. Located in Rocky Ridge, you're close to highways, amenities, and schools, with a less than 10-minute walk to the Rockyridge/Tuscan LRT station. Plus, the new Rocky Ridge Recreation Facility/YMCA is nearby. Don't miss out—book your viewing today!**

Inclusions: **All Window Coverings Attached.**
Property Listed By: **Real Broker**

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





216-500 Rocky Vista Gardens NW, Calgary, AB

Main Floor 1060sq/ Area 85231 sq ft



0 3 6 ft

PREPARED 20/05/23



Wall regions are excluded from total floor area in CLUCID floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.