

500 ROCKY VISTA Gardens #216, Calgary T3G 0C3

Listing 07/13/24 List Price: **\$299,000** MLS®#: A2149276 Area: **Rocky Ridge**

Status: Active County: Calgary Change: Association: Fort McMurray -\$1,000, 24-Oct

Date:

General Information

Apartment

2009 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat: Assigned, Underground

Prop Type: Residential Sub Type: City/Town: Calgary

Ttl Sqft:

Finished Floor Area

682

682

Abv Saft:

Low Sqft:

DOM

161

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1(1)

1

1.0 (1 0)

Apartment

Utilities and Features

Roof: Construction:

Stone, Vinyl Siding, Wood Frame Heating: In Floor, Natural Gas

Sewer: Ext Feat:

Balcony, BBQ gas line **Carpet, Ceramic Tile** Water Source:

Fnd/Bsmt:

Flooring:

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

Level **Dimensions** Room Level **Dimensions** Room 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: Title: Zoning: \$390 Fee Simple M-C2 d158

Fee Freq:

Monthly

Legal Desc: **0913529**

Remarks

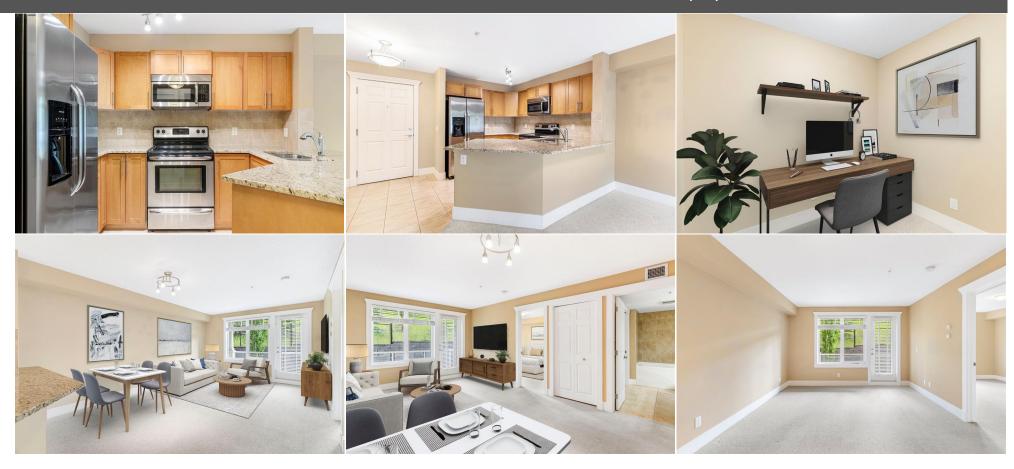
Pub Rmks:

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/Tuscany 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

