

500 ROCKY VISTA Gardens #216, Calgary T3G 0C3

Listing 07/13/24 List Price: \$300,000 MLS®#: A2149276 Area: **Rocky Ridge**

Status: Active Calgary Change: Association: Fort McMurray County: -\$9k, 12-Sep

Date:

Utilities:

General Information

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

Finished Floor Area 2009 Year Built: Abv Saft: Lot Information Low Sqft:

Ttl Sqft: 682 Lot Sz Ar: Lot Shape:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz:

682

1(1)

1

1.0 (1 0)

Apartment

65

Access: Lot Feat:

Park Feat: Assigned, Underground

Utilities and Features

Flooring:

Roof: Construction:

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

Sewer:

Ext Feat: Balcony, BBQ gas line **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)

Room Information

Level <u>Level</u> <u>Room</u> **Dimensions** Room **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" 8`5" x 9`10" Kitchen Main **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:

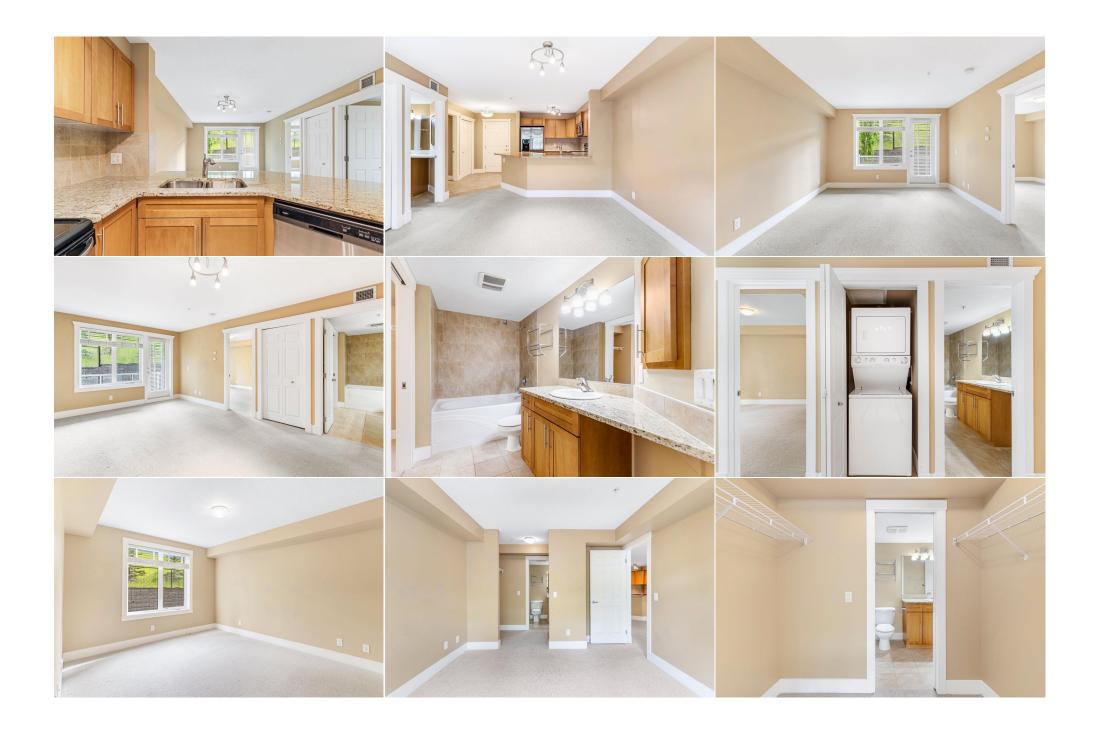
Welcome to Rocky Ridge and this great condo to call home or investment property. This one-bedroom unit includes a den, a stylish kitchen with granite countertops, and stainless steel appliances. Enjoy a spacious dining/living room that opens to a private balcony with a gas BBQ hookup and backs to green-space. 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 Mare Fiber Indeed Area 60(2) 9 to 18 Mare Fiber Indeed Area 60(2) 9 to 18 Marea Fiber In

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