



THE
A-TEAM

**RE/MAX
FIRST**

500 ROCKY VISTA Gardens #431, Calgary T3G 0C3

MLS®#: **A2156316** Area: **Rocky Ridge** Listing Date: **08/09/24** List Price: **\$319,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **43,560 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Assigned,Covered,Parkade,Stall,Underground**

DOM

40
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **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: **Granite Counters,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 10`8"	Dining Room	Main	11`11" x 10`1"
Bedroom - Primary	Main	13`7" x 10`11"	4pc Bathroom	Main	10`10" x 5`5"
Kitchen	Main	9`6" x 8`3"	Den	Main	8`9" x 7`11"

Legal/Tax/Financial

Condo Fee: **\$396** Title: **Fee Simple** Zoning: **M-C2 d158**
 Fee Freq:

Monthly

Legal Desc: 0913529

Remarks

Pub Rmks: Experience the best of Rocky Ridge NW living with this meticulously maintained, top-floor unit, offered by the original owner. This spacious 1-bedroom PLUS DEN condo boasts a modern, open-concept design with stunning views that you'll love coming home to. Featuring granite countertops, sleek ceramic tiles in the kitchen and bathroom, and upgraded cabinetry with stainless steel appliances—including a built-in microwave—the kitchen is a chef's delight. The bright and airy living room, adorned with plush carpeting, is bathed in natural light from large windows, offering breathtaking views of the Paskapoo Hills and Rocky Mountains. The expansive master bedroom is your personal retreat, complete with a generous walk-through closet leading to a 4-piece ensuite. Imagine waking up to those picturesque views right from your bed. Den/Office is ideal for your work from home situation or any other use. Added conveniences include in-suite laundry and additional storage space. The unit comes with underground, secure parking & a dedicated storage unit. Residents enjoy exclusive access to top-notch amenities including entertainment room and fitness center are just an elevator ride away on the main floor. Plus, the Tuscany C-train station is just a 10-minute walk, with easy access to Crowchild Trail and the Ring Road. As a member of the Rocky Ridge Ranch community, you'll also enjoy minimal HOA fees, giving you access to the lake, splash park, boat rentals, winter skating, tennis courts, basketball, and more. This unit, along with its appliances, is in pristine condition and ready for you to move in. Don't miss out on this exceptional opportunity—contact your favorite realtor today to schedule a private viewing!

Inclusions: N/A
Property Listed By: RE/MAX Real Estate (Mountain View)

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









