

369 ROCKY VISTA Park #313, Calgary T3G 5K7

MLS®#: **A2156427** Area: **Rocky Ridge** Listing Date: **08/10/24** List Price: **\$345,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **832**
 Low Sqft:
 Ttl Sqft: **832**

DOM

39
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 12`10"	Kitchen	Main	11`8" x 10`6"
Bedroom - Primary	Main	13`3" x 10`3"	Bedroom	Main	10`3" x 9`1"
4pc Bathroom	Main		3pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: **\$449** Title: **Fee Simple** Zoning: **M-C2 d158**
 Fee Freq:

Monthly

Legal Desc: **0411124**

Remarks

Pub Rmks: **This charming condo, located in the Pavilions of Rocky Ridge, offers an exceptional blend of convenience and style, and walking distance to the LRT station, shopping and all amenities! Situated on the 3rd floor, this spacious unit spans nearly 840 square feet and epitomizes modern living with its beloved open-concept design. Featuring two well-appointed bedrooms and two bathrooms, this condo ensures comfort and functionality. The primary bedroom is a true retreat, boasting a luxurious three-piece ensuite and an expansive walk-in closet that provides ample storage space. Step outside to the large deck, a perfect setting for summer gatherings with friends or enjoying a relaxing evening under the stars. The second bedroom offers flexibility, whether you choose to use it as a guest room, home office, or a cozy den. The beautifully designed kitchen, with its abundant cupboard and counter space, is a must-see for those who love to cook and entertain. This unit also offers the convenience of in-suite laundry, providing privacy and practicality, essential features for apartment living. Additionally, the property includes underground heated parking, ensuring your vehicle is protected year-round. As a resident of the Pavilions of Rocky Ridge, you'll have exclusive access to the Lake Club, where you can enjoy a range of amenities, including a well-equipped exercise room, theatre room, game room, movie room, and even a hair salon. This condo truly offers a lifestyle of ease, luxury, and convenience in a prime location.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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