



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**369 ROCKY VISTA Park #205, Calgary T3G 5K7**

MLS® #: **A2156500**      Area: **Rocky Ridge**      Listing Date: **08/09/24**      List Price: **\$405,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Covered,Heated Garage,Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **1,080**  
 Low Sqft:  
 Ttl Sqft: **1,080**

DOM

**40**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Baseboard**  
 Heating:  
 Sewer:  
 Ext Feat: **Basketball Court,Playground,Storage,Tennis Court(s)**

Construction: **Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Laminate Counters,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 13`7"	Dining Room	Main	9`0" x 14`9"
Bedroom - Primary	Main	11`6" x 13`2"	Bedroom	Main	10`8" x 11`6"
5pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"
Balcony	Main	8`5" x 10`2"	Storage	Main	4`1" x 4`7"

Legal/Tax/Financial

Condo Fee: **\$565**      Title: **Fee Simple**      Zoning: **M-C2 d158**  
 Fee Freq:

**Monthly**

Legal Desc: **0411124**

Remarks

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Pub Rmks: **Welcome to 369 Rocky Vista Park NW #205 - a spacious and sunlit corner unit offering 1,080 square feet of comfortable living, featuring 2 bedrooms and 2 bathrooms. This end unit is perfectly positioned to capture beautiful south and west-facing views, flooding the space with natural light throughout the day. Enjoy the convenience of in-unit storage, as well as an additional parking storage space underground. The property includes one titled underground parking spot, with plenty of additional parking available outside. Inside, you'll find a brand-new washer and dryer, adding to the modern comforts of this home. Situated just a 10-minute walk from the C-Train, this home offers easy access to city transit while providing a serene retreat away from the hustle and bustle. The unit is thoughtfully located away from the elevator, ensuring added peace and privacy. Nature enthusiasts will love the access to the nearby lake, and Rocky Ridge Club House, perfect for weekend strolls or outdoor activities. With its ample windows, prime location, and well-designed layout, this 2-bedroom, 2-bathroom apartment is the perfect blend of convenience and tranquility. The location is very desirable and has lots of amenities, residents can enjoy the range of amenities at the Lake Club at Rocky Ridge, including an outdoor tennis court, beach volleyball court, a well-equipped fitness centre, and a spacious shared games room. Rocky Ridge is a family friendly community that has a beautiful Community Centre with a swimming pool, tennis and volleyball courts, wonderful walking paths and bike paths. Either you are looking to buy a home for yourself or an investment this could be yours.**

Inclusions: **The bbq and chair on the deck**  
Property Listed By: **CIR Realty**

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