



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**500 ROCKY VISTA Gardens #228, Calgary T3G 0C3**

MLS® #: **A2164419**      Area: **Rocky Ridge**      Listing Date: **09/15/24**      List Price: **\$355,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$4k, 17-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2009**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Covered,Heated Garage,Off Street,Parkade,Underground**

Finished Floor Area

Abv Sqft: **893**  
 Low Sqft:  
 Ttl Sqft: **893**

DOM

**97**

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: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony,Basketball Court,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s),WaterSense Fixture(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`11" x 13`7"	4pc Ensuite bath	Main	9`4" x 4`11"
Bedroom	Main	9`6" x 13`2"	3pc Ensuite bath	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$549**      Title: **Fee Simple**      Zoning: **M-C2 d158**  
 Fee Freq: **Monthly**

Legal Desc:

0913529

Remarks

Pub Rmks:

**Welcome to this bright and spacious 2-bedroom, 2-bathroom corner-end unit apartment that is nestled in the tranquil Rocky Ridge community. This beautiful corner-end apartment offers a perfect retreat for those seeking a peaceful lifestyle. With a spacious, sun-drenched living room that faces the breathtaking Rocky Mountain views, you'll enjoy a warm and welcoming atmosphere all year round. Inside, the apartment is thoughtfully designed with comfort and style in mind. The main bedroom boasts a walk-through closet for effortless organization, while the modern kitchen showcases elegant marble counter tops, perfect for both cooking and entertaining. The balcony provides ample space to enjoy fresh air and outdoor relaxation, making it an ideal spot to unwind. This residence also features the convenience of heated underground parking, eliminating the headache of winter snow days. Additionally, the building offers a well-equipped gym, just steps away from your door, making fitness easily accessible without having to leave the premises. As part of HOA, giving you access to the lake, splash park, tennis courts, basketball court. Enjoy the life with family with happy daily activities. Other highlights include an in-suite laundry setup and a complete set of appliances such as a microwave, fridge, stove, oven, washer, dryer, and dishwasher. Plus, the apartment is within walking distance to the Tuscany C-Train Station, making commuting a breeze.**

Inclusions:

N/A

Property Listed By:

TrustPro Realty

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













