



THE
A-TEAM

**RE/MAX
FIRST**

500 ROCKY VISTA Gardens #117, Calgary T3G 0C3

MLS® #: **A2171859** Area: **Rocky Ridge** Listing Date: **10/09/24** List Price: **\$298,000**
 Status: **Active** County: **Calgary** Change: **None** 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,Heated Garage,Underground**

Finished Floor Area

Abv Sqft: **683**
 Low Sqft:
 Ttl Sqft: **683**

DOM

42
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`4" x 10`8"	Dining Room	Main	12`0" x 7`0"
Living Room	Main	12`0" x 10`4"	Bedroom - Primary	Main	10`10" x 12`4"
Den	Main	6`2" x 7`11"	Entrance	Main	5`9" x 7`9"
Walk-In Closet	Main	7`5" x 4`4"	Laundry	Main	2`11" x 3`1"
4pc Bathroom	Main	10`10" x 5`5"	Porch - Enclosed	Main	10`2" x 8`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$417

Fee Simple

M-C2 d158

Fee Freq:

Monthly

Legal Desc: 0913529;48

Remarks

Pub Rmks: Rarely on the market for sale that is close to the Activity Room and Fitness center. New vinyl plank flooring and new paint makes this unit move-in ready for owners and renters! This unit offers one neighbor to the side and one neighbor above which gives you more comfort and joy from noises. Just steps away from activities that allows for maximum convenience, especially walk in your gym cloths to the fitness center with comfort and ease when it's just down the hall, without having to pass through the elevators. This unit has a larger balcony than other levels which makes it great for hosting BBQ's. Perfect home for singles or couples, young, empty nesters or investors looking for a rental income property. The unit boasts open floor plan design. Very spacious master ensuite with a walk through closet that leads directly to a 4 piece bathroom. Beside the bedroom there is a good size DEN that could be used as office/study, home gym, library or additional storage. The upgraded kitchen with granite countertops and stainless steel appliances include a brand new Dishwasher (2022). The unit offers loads of cabinet storage and countertop space. For your convenience there is a washer and dryer in suite and included in the sale as well as an underground, assigned parking stall and storage locker. You will have access to Rocky Ridge Ranch with a lake, splash park, boat rentals, basketball and tennis courts. There are walking and biking paths just outside of your building. All of that is located in a sought after, great NW community of Rocky Ridge providing a quick access to the LRT Station, shopping, schools, YMCA and mountains. This building is a 5 minute walk from the Tuscany LRT station. This beautiful unit is an amazing place to call home and also a great opportunity for investors. Call to book your private showing today and make it your own home this fall!

Inclusions: None
Property Listed By: CIR Realty

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





