



THE
A-TEAM

**RE/MAX
FIRST**

345 ROCKY VISTA Park #312, Calgary T3K 5K5

MLS®#: **A2172861** Area: **Rocky Ridge** Listing **10/13/24** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$20k, 20-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **835**

Low Sqft:

Ttl Sqft: **835**

DOM

38

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`9" x 7`7"	Kitchen	Main	11`5" x 10`7"
Living Room	Main	16`9" x 13`1"	3pc Bathroom	Main	4`11" x 8`0"
Bedroom - Primary	Main	13`3" x 10`4"	Bedroom	Main	10`4" x 9`1"
Laundry	Main	5`6" x 4`7"	Balcony	Main	7`8" x 11`11"

Legal/Tax/Financial

Condo Fee: **\$432** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0211013**

Remarks

Pub Rmks: **Priced at only 319,900! 2 bedroom,2 bath, in the Pavilions at the Lakes of Rocky Ridge come with views of the pathway, greenspace and COP. This home features a spacious sunny living room with many options for furniture placement and a stone gas fireplace. Enjoy a morning coffee, evening dinners, BBQs and additional storage on your comfy deck. The large open kitchen features space for dining, breakfast bar for 3,and black appliances are included. The spacious master suite includes a 3 pieces ensuite with shower and an enormous walk in closet. The second bedroom accommodates a queen bed and is perfect for guests or roommate. In suite laundry room, has space for a freezer and storage. Titled heated underground parking with storage is just one of the benefits of this amazing building. The complex boasts a gym,theater,games room,hair salon,and party room, and is close to various pathways, tennis court,and walking distance to shopping,the future LRT and transit and more. This is a great opportunity to have it all! Don't Miss on This One! Book Your Showing Today!**

Inclusions:
Property Listed By: **n/a
Grand Realty**

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







