



THE
A-TEAM

**RE/MAX
FIRST**

18 ROCKY VISTA Terrace, Calgary T3G 5G6

MLS®#: **A2175846** Area: **Rocky Ridge** Listing **10/31/24** List Price: **\$450,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$15k, 04-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,338**
 Low Sqft:
 Ttl Sqft: **1,338**

Access:
 Lot Feat: **Other**
 Park Feat: **Single Garage Attached**

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	9`7" x 7`3"	4pc Ensuite bath	Upper	9`4" x 13`3"
Bedroom	Upper	13`7" x 11`2"	Dining Room	Upper	11`4" x 9`0"
Kitchen	Upper	8`6" x 15`9"	Living Room	Upper	11`4" x 18`4"
Bedroom - Primary	Upper	13`9" x 11`10"	Storage	Upper	2`11" x 2`7"
Furnace/Utility Room	Upper	4`8" x 7`2"			

Legal/Tax/Financial

Condo Fee:
\$377

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0214401**

Remarks

Pub Rmks: **This inviting bungalow-style townhouse offers an airy, open-concept layout perfect for comfortable living and entertaining. Extensive hardwood and tile flooring add warmth and elegance throughout. The expansive great room features soaring vaulted ceilings, large windows that flood the space with natural light, a cozy fireplace framed with built-in shelving, ceiling speakers for surround sound, and a ceiling fan for added comfort. The classic white kitchen boasts stainless steel appliances, a convenient breakfast bar, and a built-in computer desk cleverly tucked into a niche—ideal for working from home or managing daily tasks. The thoughtfully designed layout places the two bedrooms on opposite sides of the main living area, ensuring privacy. The primary suite is a serene retreat, highlighted by a picturesque bay window, a spacious walk-in closet, and a spa-like ensuite with a corner jetted tub beneath a window, a separate shower, and heated tile floors for those chilly mornings. A single attached garage provides added convenience, and the location is ideal—just steps from transit and the C-train for easy commuting. As a bonus, the affordable HOA fee grants access to the exclusive 'Lake Club' amenities. Residents can enjoy the fitness centre, games room, theatre, and rentable activity room—perfect for gatherings or events. This is a wonderful opportunity to own a beautifully designed home in a sought-after complex, combining style, comfort, and convenience in one delightful package!**

Inclusions: **Hood Fan, Air Conditioner, Garage Opener with Remote Control**
Property Listed By: **Real Broker**

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







