



THE
A-TEAM

**RE/MAX
FIRST**

345 ROCKY VISTA Park #323, Calgary T3G 5K6

MLS®#: **A2178857** Area: **Rocky Ridge** Listing Date: **11/12/24** List Price: **\$264,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **577**
 Low Sqft:
 Ttl Sqft: **577**

DOM

9
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Hot Water,Natural Gas** Flooring: **Ceramic Tile,Laminate**
 Sewer:
 Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Bookcases,No Animal Home,No Smoking Home,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`3" x 9`11"	Living/Dining Room Combination	Main	11`1" x 10`8"
Den	Main	9`11" x 5`5"	Laundry	Main	5`8" x 5`6"
Bedroom - Primary	Main	10`8" x 10`3"	4pc Bathroom	Main	7`11" x 7`2"

Legal/Tax/Financial

Condo Fee: **\$332** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0211013**

Remarks

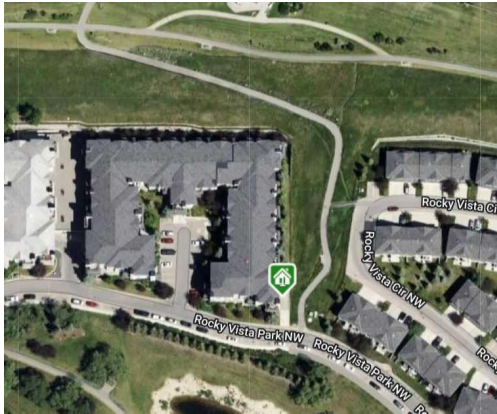
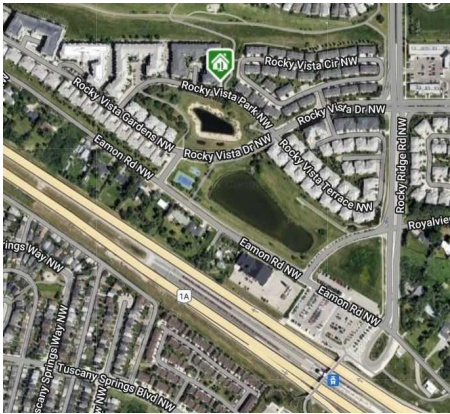
Pub Rmks: **Welcome to this wonderful property in The Pavilions at Rocky Ridge. This unit faces west with a view to the Rocky Mountains! The heated underground parking is perfect for your vehicle! Inside, there is a sparkling clean unit with lots of upgrades. The bright and open kitchen has newer stainless steel appliances and granite counters. Enjoy entertaining in the open living/dining area with laminate flooring, freshly painted walls and knock down ceilings. Beyond this is a good sized balcony with glass rail and a nice view all the way to the mountains! Off this is a very handy storage room for all your extras. There is a separate study/den, perfect for your office, or a small TV room. There is a newer washer and dryer with a very functional stainless steel shelving unit in the laundry room. The Pavilions offers a games room, a library and a movie theatre for your convenience... Check it out! Situated on fantastic walking/biking paths and less than a ten minute walk to the LRT station, this property and location has it all! This is a great property... make it your home!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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







345 Rocky Vista Park NW, #323, 11.11.2024
RMS Area 576.94 sq.ft/ 53.60 m2



323, 345 Rocky Vista Park NW