

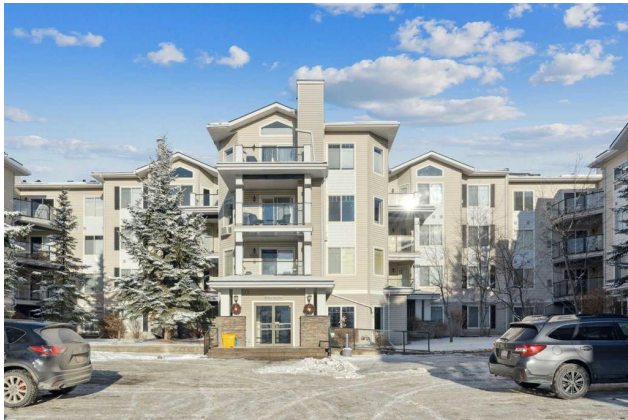


THE
A-TEAM

**RE/MAX
FIRST**

345 ROCKY VISTA Park #212, Calgary T3G 5K6

MLS® #: **A2186204** Area: **Rocky Ridge** Listing Date: **01/08/25** List Price: **\$365,000**
 Status: **Active** 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:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **833**

Low Sqft:

Ttl Sqft: **833**

DOM

13

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-------------|----------------------|
| Kitchen | Main | 10`5" x 10`3" |
| Laundry | Main | 5`6" x 4`7" |
| Bedroom | Main | 10`4" x 9`1" |
| 4pc Bathroom | Main | 8`3" x 4`11" |

| Room | Level | Dimensions |
|---------------------------------------|-------------|----------------------|
| Living/Dining Room Combination | Main | 16`5" x 13`1" |
| Bedroom - Primary | Main | 13`3" x 10`4" |
| 3pc Ensuite bath | Main | 7`6" x 5`8" |
| Balcony | Main | 11`9" x 7`4" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$432

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0211013

Remarks

Pub Rmks: **Welcome to this wonderful property in The Pavilions at Rocky Ridge. This two bedroom, two bathroom unit faces east with amazing privacy, looking through trees to the walking/bike paths of Rocky Ridge! Inside is sparkling clean with lots of upgrades. The bright and open kitchen has newer stainless steel appliances. Enjoy entertaining in the open living/dining area with brand new LVP flooring throughout the full unit. Freshly painted walls, baseboards and doors, in neutral tones, provides the feeling of a brand new unit. Curl up with a good book in front of the cozy fireplace on those cold winter evenings. The in-suite laundry room has lots of storage space and newer Samsung Washer Dryer. Beyond this is a good sized east facing balcony perfect for morning coffee or a glass of wine in the evenings! There is a very handy and freshly painted storage locker adjacent to the balcony. The Pavilions offers a games room, a library, a movie theatre and a Gym for your enjoyment... Check it out! This area is as far west as you can walk on the underground parking level. The heated underground parking is perfect for your vehicle! 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: **Storage shelving units in Balcony storage locker and in Laundry room.**
Property Listed By: **CIR Realty**

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









