

369 ROCKY VISTA Park #313, Calgary T3G 5K7

MLS®#: **A2187908** Area: **Rocky Ridge** Listing Date: **01/20/25** List Price: **\$345,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **836**
 Low Sqft:
 Ttl Sqft: **836**

DOM

2
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	13`0" x 12`8"	Kitchen	Main	11`8" x 10`6"
Bedroom - Primary	Main	13`3" x 10`4"	Bedroom	Main	10`3" x 9`1"
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	
Laundry	Main	5`6" x 4`7"			

Legal/Tax/Financial

Condo Fee: **\$449** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0411124**

Remarks

Pub Rmks: **Welcome to this delightful 2 bedroom, 2 bathroom apartment in the highly sought-after Rocky Ridge community, ideally located near Tuscany Station. This well-maintained third-floor unit has been freshly painted and upgraded with brand-new appliances in the open Kitchen, complete with a practical breakfast bar—perfect for casual dining. The bright and open layout is complemented by a cozy gas fireplace in the spacious Living Room, creating a warm and inviting ambiance that feels like home. The Living Room opens onto a private balcony, offering a beautiful and quiet space to unwind with your morning coffee or enjoy an evening breeze. An storage room is on the balcony, providing both practicality and peace of mind. The Balcony also has a gas hookup for summer BBQ party! A generously sized Primary Bedroom is a true retreat, featuring a large walk-in closet and a functional ensuite bath for added privacy and convenience. The second bedroom is thoughtfully placed on the opposite side of the unit, adjacent to the second full bathroom. Additionally, the unit includes Titled underground parking. Residents can enjoy a various amenities, including a fitness center, clubhouse, party room, library, and ample visitor parking. For those who love the outdoors, nearby parks, walking and biking trails, a scenic lake, and tennis courts provide endless opportunities for recreation and relaxation. Great Location that is close to C-train station, shopping mall, easy access to Highway 1A and Stoney Trail. Don't miss out on the chance to call this beautifully updated apartment your new home. Schedule a viewing today and experience the perfect combination of modern living, convenience, and community in Rocky Ridge!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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









