



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**369 ROCKY VISTA Park #229, Calgary T3G 5K7**

MLS®#: **A2188211**

Area: **Rocky Ridge**

Listing Date: **01/17/25**

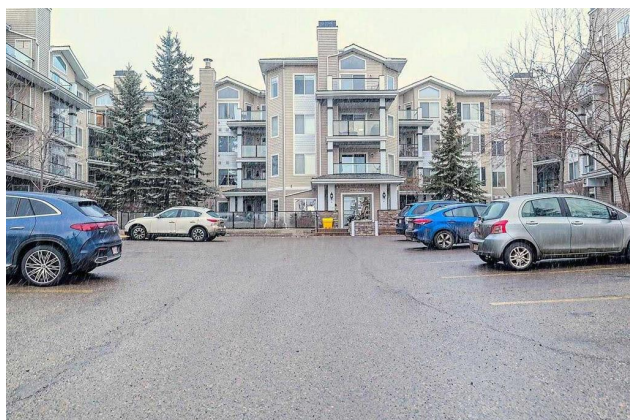
List Price: **\$364,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **835**  
Low Sqft:  
Ttl Sqft: **835**

DOM

**5**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Hot Water**  
Sewer:  
Ext Feat: **Balcony, Basketball Court, Playground, Tennis Court(s)**

Construction: **Concrete, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**  
Int Feat: **Closet Organizers, Elevator, No Animal Home, No Smoking Home, Recreation Facilities, Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`9" x 15`5"	Dining Room	Main	5`2" x 10`5"
Bedroom - Primary	Main	13`4" x 10`4"	4pc Bathroom	Main	4`11" x 8`4"
3pc Ensuite bath	Main	5`8" x 7`11"	Bedroom	Main	10`4" x 9`1"
Kitchen	Main	6`9" x 10`7"	Laundry	Main	5`7" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$449**

Title: **Fee Simple**

Zoning: **DC**

Legal Desc:

0411124

Fee Freq:  
Monthly

Remarks

Pub Rmks:

Welcome Home to this spotless 2-bedrooms, 2 bathrooms apartment unit which has been meticulously maintained and is move-in ready. With a well-designed layout that maximizes space and flow, the open concept living areas are bright and airy, thanks to ample windows throughout. The entire apartment features newer carpet, fresh paint in neutral tones, and newer light fixtures that add a modern touch. Both bedrooms are spacious and offer a functional layout as well as plenty of natural lights. The private balcony with additional storage, view of the pond and the Downtown offers a perfect outdoor retreat. Located just a few minutes walk from the C-Train station, this apartment offers easy access to public transportation. Additionally, enjoy the beauty of a nearby lake and the amenities of the Rocky Ridge Clubhouse, making this an ideal location for both convenience and recreation.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

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

