



THE
A-TEAM

**RE/MAX
FIRST**

500 ROCKY VISTA Gardens #315, Calgary T3G 0C3

MLS® #: **A2190175** Area: **Rocky Ridge** Listing Date: **01/26/25** List Price: **\$299,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 03-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**

Finished Floor Area
 Abv Sqft: **675**
 Low Sqft:
 Ttl Sqft: **675**

DOM

69
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Assigned,Heated Garage,Underground

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`6" x 9`0"	Laundry	Main	3`0" x 3`0"
Balcony	Main	12`0" x 4`6"	Den	Main	8`0" x 7`0"
Living/Dining Room Combination	Main	17`6" x 12`0"	Bedroom - Primary	Main	12`6" x 11`0"
4pc Bathroom	Main	11`0" x 5`0"			

Legal/Tax/Financial

Condo Fee: **\$426** Title: **Fee Simple** Zoning: **M-C2 d158**

Fee Freq:
Monthly

Legal Desc: **0913529**

Remarks

Pub Rmks: **Welcome to this stunning 3rd-floor apartment boasting a bright and open concept layout, perfect for modern living. Step into the stylish kitchen adorned with espresso cabinetry, a chic tiled backsplash, sleek black granite countertops, and stainless steel appliances. The peninsular island not only offers additional seating but seamlessly extends into the dining area, creating a harmonious flow into the spacious living room. The living area provides access to a private balcony, free from neighboring units, complete with a gas line for BBQs and serene views of green spaces and walking paths. The master bedroom is a retreat in itself, featuring a walk-through closet with convenient cheater access to a full bathroom. This bathroom is designed to impress, showcasing tiled flooring and walls around the soaker tub, an espresso wood vanity, and granite counters that mirror the kitchen's elegance. This apartment also includes a versatile den, ideal for a home office or additional sleeping space, and the convenience of in-suite laundry. Residents enjoy exclusive amenities such as a gym, TV, and party room with kitchen facilities. Parking is a breeze with an underground heated spot and a separate storage locker. Located in a vibrant community, you'll have access to Rocky Ridge Ranch, offering year-round activities including BBQs, food trucks, stampede breakfast, lake and boat rentals, a wading pool, and ice skating. Commuting is effortless with Crowchild Trail nearby, making Downtown just a 25-minute drive or a 15-minute walk to the LTR Station. Plus, easy access to the mountains and Stoney Trail makes this the perfect location for both city and outdoor adventures. Experience the perfect blend of luxury and lifestyle in your new home at Rocky Ridge Landing.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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













