

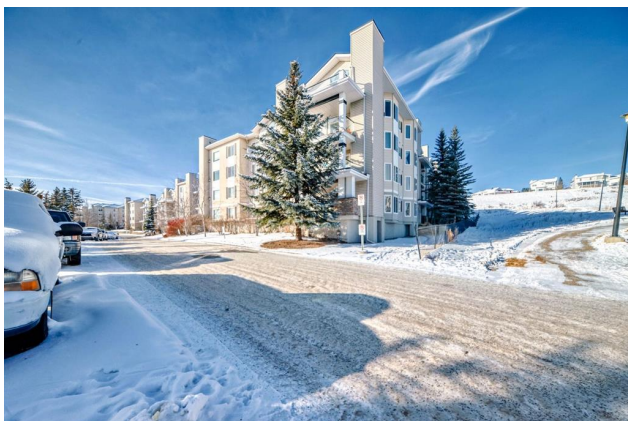


THE
A-TEAM

**RE/MAX
FIRST**

345 ROCKY VISTA Park #212, Calgary T3G 5K6

MLS®#: **A2196155** Area: **Rocky Ridge** Listing Date: **02/20/25** List Price: **\$352,700**
 Status: **Active** County: **Calgary** Change: **-\$6k, 13-Mar** 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:

Finished Floor Area
 Abv Sqft: **835**
 Low Sqft:
 Ttl Sqft: **835**

Secured,Stall,Titled,Underground

DOM

45
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: **Balcony,Storage**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	10`5" x 11`3"	Living/Dining Room Combination	Main	17`2" x 13`1"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	10`4" x 9`1"
Bedroom - Primary	Main	13`3" x 10`4"	3pc Ensuite bath	Main	0`0" x 0`0"
Balcony	Main	7`5" x 11`9"			

Legal/Tax/Financial

Condo Fee: **\$433** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0211013**

Remarks

Pub Rmks: **Welcome to this stunning 2 bedroom, 2 bathroom condo located in the desirable Pavillions of Rocky Ridge complex. The open floor plan features a front kitchen with stainless steal appliances, ample counter and cabinet space, perfect for the home chef. The kitchen faces the spacious living room, complete with a cozy stone surround gas fireplace and access to your private balcony. The balcony boasts an abundance of trees and provides a tranquil oasis in the heart of the city. The large primary bedroom has a full 3 piece ensuite bathroom with a stand alone shower and an oversized closet, providing plenty of storage space. The second bedroom is smartly positioned on the opposite side of the living room, offering privacy for both occupants. A second 4 piece bathroom is conveniently located just outside the door. In suite laundry and a storage closet on the balcony make daily life a breeze. The underground parking stall ensures that your car stays warm and secure all year round. The Pavillions of Rocky Ridge also offers a fitness centre, games room, and gathering area for your entertainment and enjoyment. This condo is conveniently located close to amenities, restaurants, shops, and the LRT station, making it the perfect spot to call home. Don't miss out on the opportunity to make this your new home. Rocky Ridge is a vibrant and growing community in northwest Calgary. Located in the shadow of the Rocky Mountains, this community boasts stunning views and an abundance of outdoor recreational opportunities. With a mix of single family homes, townhomes, and apartments, there is something for everyone in Rocky Ridge. The community is home to a number of amenities, including the newly constructed YMCA, libraries, and numerous parks and green spaces. Don't miss out on this incredible opportunity.**

Inclusions: **none**
Property Listed By: **RE/MAX First**

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









