



THE
A-TEAM

**RE/MAX
FIRST**

345 ROCKY VISTA Park #130, Calgary T3G 5K6

MLS® #: **A2197756** Area: **Rocky Ridge** Listing Date: **02/27/25** List Price: **\$355,000**
 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: **832**
 Low Sqft:
 Ttl Sqft: **832**

DOM

0

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home**
 Utilities:

Room Information

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

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 south with a surprisingly secluded park-like vista! This is sparkling clean home has lots of upgrades. The bright and open kitchen has newer stainless steel appliances. Enjoy entertaining in the open living/dining area with a cozy fireplace and a wonderful, secluded patio. Off the patio is a storage unit for seasonal things. Curl up with a good book in front of the cozy fireplace on those cold winter evenings. Or enjoy a coffee or wine on your patio on the warm summer evenings. The in-suite laundry room has lots of storage space and newer LG Washer/Dryer. 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: **All window coverings except draperies**
Property Listed By: **CIR Realty**

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







