

500 ROCKY VISTA Gardens #231, Calgary T3G 0C3

MLS® #: **A2198450** Area: **Rocky Ridge** Listing Date: **03/13/25** List Price: **\$260,000**
 Status: **Active** County: **Calgary** Change: **-\$7k, 02-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **616**
 Low Sqft:
 Ttl Sqft: **616**

DOM
23
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

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

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

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	17`6" x 16`0"	Kitchen	Main	9`4" x 7`11"
Bedroom - Primary	Main	8`8" x 7`8"	Foyer	Main	8`1" x 5`8"
Laundry	Main	3`0" x 3`0"	4pc Bathroom	Main	8`1" x 7`4"

Legal/Tax/Financial

Condo Fee: **\$369** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 0913529

Remarks

Pub Rmks: **Why rent when you can buy?! This stylish and affordable condo in a very sought after complex with low condo fee offers unbeatable value. Own for less than you would pay in rent! Ideally located in Rocky Ridge close to all amenities and walking distance to the C-train station. Move-in ready with a perfect layout for singles or the executive couple offering a bright open floor plan leading you through the tastefully decorated interior. As you enter the property you are greeted by the well-appointed kitchen with stainless steel appliances, maple shaker cabinetry, granite countertops, undermount sink, tile backsplash, bar ledge. Open to the living/dining room area with gleaming hardwood flooring and access to the private balcony. Open bedroom area with good sized closet and a 4-piece bathroom with granite counters and tile flooring complete the layout. This unit comes complete with in suite laundry, heated underground parking with storage locker in front. The well managed building features exercise room/gym, theatre and large social room, and ample visitor parking. Pet friendly with board approval. Super quiet and convenient location with trails right beside the building to ponds, treed parks, and amazing mountain views. Walking distance to Tuscany C-train station, basketball/tennis courts, shopping and eateries. Quick access to Crowchild and Stoney Trail makes getting around a breeze. This property shows 10/10 and is move in ready with quick possession available.**

Inclusions: N/A
Property Listed By: Real Broker

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









