



THE
A-TEAM

**RE/MAX
FIRST**

500 ROCKY VISTA Gardens #224, Calgary T3G 0C3

MLS® #: **A2200453**

Area: **Rocky Ridge**

Listing Date: **03/13/25**

List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Finished Floor Area
Abv Sqft: **895**
Low Sqft:
Ttl Sqft: **895**

DOM

31
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Stall, Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Granite Counters, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	37`6" x 36`4"
Bedroom - Primary	Main	44`7" x 39`4"
Dining Room	Main	36`8" x 26`3"
Bedroom	Main	36`4" x 31`2"

Room	Level	Dimensions
Living Room	Main	36`8" x 32`10"
3pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	18`4" x 9`3"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$549

Title: **Fee Simple**
Fee Freq:

Zoning:
M-C2

Monthly

Legal Desc: 0913529

Remarks

Pub Rmks: **Welcome to this immaculate unit in the highly desirable complex from The Swan Group in The Lakes of Rocky Ridge. Bright and airy, this unit boasts a fantastic open and functional floor plan with a sleek kitchen presenting stainless steel appliances, granite counters, and plenty of counter space. The kitchen is perfect for entertaining and over looks the dining and living space where you'll find access to the private balcony for BBQs or simply enjoying the spectacular views. Both bedrooms are gracious in size and separated by the main living area for the utmost privacy. The generous master features a large walk-in closet and a 3pc ensuite. This well equipped building offers secure heated underground parking, an exercise room, theatre room, bike storage, and large social room for gatherings! Located minutes to the Ranch Centre and only a short walk to the LRT and bus stop. Don't miss out on your chance to own in such a well managed complex.**

Inclusions: N/A
Property Listed By: Real Broker

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







