

369 ROCKY VISTA Park #213, Calgary T3G 5K7

MLS® #: **A2203692** Area: **Rocky Ridge** Listing Date: **03/20/25** List Price: **\$357,500**
 Status: **Active** County: **Calgary** Change: **+\$100k, 20-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **830**
 Low Sqft:
 Ttl Sqft: **830**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Insulated,Parkade,Secured,Stall,Titled,Underground**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,Laminate Counters,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 7`6"	Kitchen With Eating Area	Main	10`5" x 10`6"
Living Room	Main	13`0" x 16`2"	Bedroom - Primary	Main	10`4" x 13`2"
Bedroom	Main	9`0" x 10`3"	Laundry	Main	4`7" x 5`6"
4pc Bathroom	Main	4`11" x 7`0"	3pc Ensuite bath	Main	5`7" x 7`10"
Storage	Main	2`11" x 4`4"	Balcony	Main	7`6" x 11`9"

Legal/Tax/Financial

Condo Fee:
\$449

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0411124**

Remarks

Pub Rmks: **Welcome Home to The PAVILLIONS of ROCKY RIDGE! Nestled in the highly sought-after NW community of Calgary, this spacious and beautifully maintained SECOND-FLOOR condo is the perfect place to call home! Featuring 2 BEDROOMS and 2 FULL BATHROOMS, this inviting unit offers a thoughtfully designed layout that ensures comfort, privacy, and functionality—ideal for families, professionals, or investors alike. Step inside to a bright and welcoming foyer, leading to a cozy living room complete with a GAS FIREPLACE and a large window that fills the space with natural light. The PRIVATE BALCONY is a wonderful retreat, perfect for morning coffee or evening relaxation, and even includes a handy OUTDOOR STORAGE SPACE. The well-appointed kitchen boasts maple cabinetry, black appliances, a breakfast bar, and a pantry cupboard, along with a dedicated dining nook for family meals or entertaining guests. The primary bedroom is a true sanctuary, offering a walk-in closet and a PRIVATE 3-PIECE ENSUITE with MAKEUP COUNTER. The second bedroom, located on the opposite side of the unit for added privacy, is spacious with a large window and conveniently close to the main 4-piece bathroom. The INSUITE LAUNDRY has space for your cleaning and storage needs. At the same time, the TITLED HEATED UNDERGROUND PARKING offers convenience and security. There is plenty of VISITOR PARKING for family and guests, plus SECURE BIKE STORAGE. A low HOA fee of \$25/month provides access to a GAMES ROOM, PARTY ROOM, MOVIE THEATRE, LIBRARY, HAIR SALON, and GYM. PETS are WELCOME with board approval. Additional highlights include: BRAND NEW WINDOW COVERINGS. Living at Pavilions of Rocky Ridge means access to top-tier amenities. Residents can enjoy the ROCKY RIDGE LAKE CLUB, featuring BEACH VOLLEYBALL courts, WALKING and BIKING TRAILS, and a beautiful community center with a SWIMMING POOL. Conveniently located within walking distance to the NEW SHANE HOMES YMCA and just minutes from the TUSCANY LRT STATION, this home offers the perfect balance of tranquil suburban living with easy access to everything you need. Don't miss this opportunity! Book your private viewing today and discover your dream home in Rocky Ridge!**

Inclusions:
Property Listed By: **None**
eXp Realty

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











