

# \$357,500 - 213, 369 Rocky Vista Park Nw, Calgary

MLS® #A2203692

**\$357,500**

2 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

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!

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203692          |
| Price          | \$357,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 831               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 213, 369 Rocky Vista Park Nw |
| Subdivision | Rocky Ridge                  |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 5K7 |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Playground, Recreation Facilities, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Insulated, Parkade, Secured, Stall, Titled, Underground                                                               |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked   |
| Heating           | Baseboard                                                                            |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas, Living Room, Mantle                                                             |
| # of Stories      | 4                                                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage  |
| Roof              | Cedar Shake                     |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 27               |
| Zoning         | DC               |
| HOA Fees       | 25               |
| HOA Fees Freq. | MON              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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