

202, 345 Rocky Vista Park NW  
Calgary, Alberta

MLS # A2303641



## \$350,000

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Treed, Views		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 509
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d158
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Garage Controls

Beautifully renovated and thoughtfully designed, this SW-facing 2-bedroom, 2-bathroom condo in the desirable Pavilions of Rocky Ridge offers a rare blend of modern updates and a layout that truly works for everyday living. The kitchen has been fully updated with quartz countertops, rejuvenated cabinetry, and updated appliances, creating a clean, functional space with plenty of prep and storage. It opens seamlessly into the main living and dining areas, where a corner gas fireplace adds warmth and definition without sacrificing flow. The floorplan is well considered, with bedrooms positioned on opposite sides for privacy. The primary suite features a walk-in closet and an updated 3-piece ensuite, while the second bedroom is generously sized and sits next to a refreshed 4-piece bathroom. Both bathrooms have been upgraded with new countertops and fixtures. In-suite laundry and additional storage make day-to-day living easy. The oversized balcony extends your living space outdoors, complete with a gas line for BBQ, even more private storage, and SW exposure that offers a mix of sun and shade throughout the day, with peeks of mountain views year round. This unit includes a heated underground titled parking stall conveniently located near the elevator, along with ample visitor parking. Residents enjoy access to a full range of amenities including a fitness centre, theatre room, games room, meeting space, library, onsite hair salon, as well as tennis courts, pickleball, basketball, and walking trails with park benches set throughout beautifully maintained green spaces. The LRT station is just an 8-minute walk away, with easy access to Stoney Trail. A polished, move-in ready home in a well-managed building, ideal for buyers seeking updated finishes, functional space, and a lifestyle-focused community.