

303, 369 Rocky Vista Park NW  
Calgary, Alberta

MLS # A2280300



**\$319,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Door Opener, Heated Garage, Off Street, On Street, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	\$ 458
<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>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Excellent location and views in The Pavilions of Rocky Ridge. This well-appointed condo offers a highly functional layout with a spacious great room that comfortably accommodates full-sized furniture and a large-screen television. The thoughtful floor plan provides excellent privacy, with bedrooms positioned on opposite sides of the living area. The kitchen features ample counter space and a dedicated eating area, while the generously sized primary bedroom easily fits a king-size bed and includes a walk-in closet with built-in cabinetry and a private 3-piece ensuite. A well-proportioned second bedroom, a full 4-piece bathroom, and a large laundry room complete the interior. Step out onto the oversized balcony and enjoy beautiful mountain views. Additional highlights include one heated titled underground parking and one residential street parking permit, which is located right in front of building; underground access to outstanding building amenities such as a party room, theatre, fitness centre, and billiards room. Ideally located within walking distance to the LRT, tennis courts, parks, pathways, and bike trails, with quick access to the University of Calgary, downtown, Bowness Park, Rocky Ridge YMCA, and major routes including Stoney Trail &mdash; making both city commutes and mountain getaways effortless.