



**520 Rocky Vista Gardens NW
Calgary, Alberta**

MLS # A2297571



\$718,000

Division:	Rocky Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,335 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 498
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Pantry		

Inclusions: N/A

OPEN HOUSE APR 11 AND 12 FROM 1-3 PM! Welcome home! Tucked away at the end of a peaceful street, this stunning villa-style duplex offers the ideal blend of comfort, style, and convenience. Spanning 1,335 sq. ft., the home greets you with a bright, airy atmosphere, highlighted by high ceilings, rich hardwood floors, elegant maple cabinetry, and high-end appliances throughout. Designed for both relaxation and entertaining, this home features two inviting outdoor spaces: a charming front patio where you can unwind and enjoy the tranquility of your quiet street, and a private rear patio accessible from both bedrooms that backs directly onto a scenic walking path. The spacious primary bedroom is a true sanctuary, complete with a 4-piece ensuite bathroom. Thoughtfully designed, the home also offers in-hall laundry for added convenience, a cozy gas fireplace for those cooler evenings, and a heated garage to make winters effortless. The basement is partially unfinished waiting for your finishing touches. Ideally located close to the C-Train, shopping, and everyday amenities such as the YMCA, this home delivers the perfect balance of peaceful living and urban accessibility. Don't miss your chance to make it yours!