



GRASSROOTS
REALTY GROUP

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205, 345 Rocky Vista Park NW
Calgary, Alberta

MLS # A2318823

\$284,900



Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding

Foundation: -

Features: Elevator, Laminate Counters, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 458

LLD: -

Zoning: M-C2 d158

Utilities: -

Inclusions: N/A

Welcome to this EXTREMELY WELL PRICED 2 BEDROOM, 2 BATH condo apartment, with in suite laundry and your own private storage room off the deck. The LRT platform is an 8 minute walk from the complex and some local shopping is also very close. The condo layout is great with the bedrooms on either side of the living room for maximum privacy. Large windows capture lots of natural light and the private deck, with glass rail and shrouded with trees is perfect for a slow morning coffee or unwinding at the end of a busy day. Firing up the BBQ is simple with the built in gas line, so you never run out. Plenty of maple kitchen cabinets, great counter space and a raised eating bar make meal prep a breeze. The primary bedroom is spacious and the 3 piece ensuite(shower) and big walk in closet complete this room. The second bedroom has easy access to the 4 piece main bath and is perfect for another sleeping area or as a home office. Rather than laundry in a hallway closet, this condo has a dedicated laundry room with extra space for additional storage. Relax in the big living room allowing for excellent furniture placement options and a gas fireplace for those chilly evenings or winter days. Lastly, the underground parking stall is 4' WIDER than the average stall and is located only steps away from the elevator. Your very reasonable condo fee allows you to have unlimited access to the gym, games room and theatre a short walk away(all underground so need for a jacket). All this for an excellent price-SUPERB VALUE!!