



GRASSROOTS
REALTY GROUP

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**131, 369 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2332620



\$315,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome home to this beautifully maintained and thoughtfully planned two-bedroom condominium, offering the perfect blend of comfort and convenience in the peaceful community of Rocky Ridge. As a desirable main-floor unit, this home welcomes you with an open floor plan designed for effortless modern living. The heart of the home features a large kitchen complete with peninsula countertop with seating, gleaming stainless steel appliances, and abundant storage. The kitchen flows seamlessly into a dedicated dining area and a spacious living room, where a cozy corner fireplace with stone finish and wood mantle serves as the perfect focal point. Step outside onto the lovely glass-enclosed patio to enjoy your morning coffee or unwind after a long day in your own sheltered retreat surrounded by lush greenery. Designed with privacy in mind, the layout boasts two well-appointed bedrooms, each paired with its own bathroom. The primary suite is a true sanctuary, combining a relaxing bedroom with a private ensuite washroom and a spacious walk-in closet. Added conveniences like an in-unit laundry room make daily routines a breeze. Beyond the walls of your apartment, the building fosters an active community spirit and offers an exceptional array of amenities, including a fitness centre, games room, party room, a private movie theatre room and secure bike storage. Surrounded by lush green space, winding walking paths, and scenic ponds, this property offers a serene natural escape while remaining exceptionally well-connected, providing quick access to major roadways and public transit for an easy commute. Embrace the ease of maintenance-free condominium living surrounded by nature in the vibrant community of The Pavilions At Rocky Ridge.

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