



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

422, 369 Rocky Vista Park NW
Calgary, Alberta

MLS # A2335915



\$329,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Barbecue, Patio Table & Chairs

Top floor corner unit with one shared wall, and nobody lives above you. Step inside and you are immediately welcomed by the tall vaulted ceiling. A fresh coat of paint throughout keeps everything bright and move in ready. The open concept combined with the high ceiling gives the whole home a sense of space that the square footage alone does not explain. The kitchen opens right into the living room, so whoever is cooking is still part of the conversation. Maple cabinetry, a tile backsplash, and an eat up bar where someone can pull up a stool and keep you company. Across the room, a stone faced gas fireplace, and a transom window above the main one that keeps the light coming well into the afternoon. The bedrooms sit at opposite ends of the plan, which is ideal for guests or an office you would rather close the door on. The primary has a walk-in closet and its own three piece ensuite. The four piece main bath sits beside the second bedroom. Enjoy summer evenings on the balcony, with a gas line for the barbecue, a storage closet for the things you only need half the year, and room for a table and two chairs. On a clear day you can see the mountains. The unit is complete with in suite laundry and titled underground parking. Owners have access to the Lakes at Rocky Ridge Association facilities, including a fitness centre, games room and theatre. Visitor parking on site. Close to the C-Train and the shops along the Royal Oak corridor. Top floor, top of the list. Book your showing today.