


402, 369 Rocky Vista Park NW

Calgary, Alberta

MLS # A2228332



\$365,000



<b>Division:</b>	Rocky Ridge			
<b>Type:</b>	Residential/Low Rise (2-4 stories)			
<b>Style:</b>	Apartment-Single Level Unit			
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2004 (21 yrs old)	
<b>Beds:</b>	2	<b>Baths:</b>	2	
<b>Garage:</b>	Other, Parkade, Titled			
<b>Lot Size:</b>	-			
<b>Lot Feat:</b>	-			
<b>Heating:</b>	Baseboard, Hot Water, Natural Gas		<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile		<b>Sewer:</b>	-
<b>Roof:</b>	-		<b>Condo Fee:</b>	\$ 509
<b>Basement:</b>	-		<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame		<b>Zoning:</b>	M-C2 d158
<b>Foundation:</b>	-		<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s)			
<b>Inclusions:</b>	n/a			

Welcome to this immaculate and rare top-floor corner unit, offering 945 square feet of bright, open-concept living. Featuring 2 spacious bedrooms and 2 full bathrooms, this sunlit retreat is perfectly positioned to capture breathtaking south and west-facing mountain views, flooding the home with natural light throughout the day. Step inside to discover soaring vaulted ceilings, a modern kitchen with ample storage, a breakfast peninsula, and a layout designed for privacy and functionality. The primary bedroom suite is a true retreat, boasting a large walk-in closet and a private 3-piece ensuite. The second bedroom and full bathroom are thoughtfully located on the opposite side of the unit—ideal for guests, roommates, or a home office. Additional highlights include: A separate laundry room for added convenience, cozy living room fireplace, a private in-unit storage room located on the balcony, one titled underground parking stall, plus ample surface parking, and a 10-minute walk to the C-Train, offering easy access to downtown. Residents of this desirable Rocky Ridge community enjoy exclusive access to the Lake Club at Rocky Ridge, featuring an outdoor tennis court, beach volleyball, a modern fitness centre, and a shared games room. The nearby Rocky Ridge Community Centre also offers a swimming pool, additional sports courts, and scenic walking and biking trails—perfect for active families and nature lovers alike. Whether you're looking for a new place to call home or a smart investment opportunity, this well-appointed 2-bedroom condo offers a perfect balance of comfort, convenience, and community. Don't miss your chance to own a piece of this vibrant and peaceful neighbourhood.