

134, 369 Rocky Vista Park NW  
Calgary, Alberta

MLS # A2165428



**\$319,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 449

**LLD:** -

**Zoning:** M-C2 d158

**Utilities:** -

**Inclusions:** N/A

Welcome to this 2-bedroom and 2-bathroom main floor unit at the Pavilions of Rocky Ridge. This condo is open plan with a bright kitchen and living room. The two large bedrooms are on either side of the unit -one with the spacious walk-in closet and three-piece ensuite. The other bedroom has a large closet and access to the adjacent four-piece bathroom. The unit has been well maintained and boasts fresh paint throughout. Being on the ground floor allows for easy access for the pet owner and no waiting for elevators. The underground heated parking stall is a good size and there is also a permit for the parallel parking outside. It is on a first come first served basis. Additional features include in-suite laundry, a large, covered patio w/ gas hook up and additional storage. As a resident of The Pavilions of Rocky Ridge you will have exclusive access to the Lake Club., where you can enjoy a range of amenities, including a well-equipped fitness gym, theatre room, game room and even a hair salon. Great access to shopping, the mountains and the LRT Station. Priced to sell. Live in yourself or ideal as an investment property.