

# \$299,000 - 315, 500 Rocky Vista Gardens Nw, Calgary

MLS® #A2190175

**\$299,000**

1 Bedroom, 1.00 Bathroom, 675 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this stunning 3rd-floor apartment boasting a bright and open concept layout, perfect for modern living. Step into the stylish kitchen adorned with espresso cabinetry, a chic tiled backsplash, sleek black granite countertops, and stainless steel appliances. The peninsular island not only offers additional seating but seamlessly extends into the dining area, creating a harmonious flow into the spacious living room. The living area provides access to a private balcony, free from neighboring units, complete with a gas line for BBQs and serene views of green spaces and walking paths. The master bedroom is a retreat in itself, featuring a walk-through closet with convenient cheater access to a full bathroom. This bathroom is designed to impress, showcasing tiled flooring and walls around the soaker tub, an espresso wood vanity, and granite counters that mirror the kitchen's elegance. This apartment also includes a versatile den, ideal for a home office or additional sleeping space, and the convenience of in-suite laundry. Residents enjoy exclusive amenities such as a gym, TV, and party room with kitchen facilities. Parking is a breeze with an underground heated spot and a separate storage locker. Located in a vibrant community, you'll have access to Rocky Ridge Ranch, offering year-round activities including BBQs, food trucks, stampede breakfast, lake and boat rentals, a wading pool, and ice skating. Commuting is effortless with Crowchild Trail nearby, making



Downtown just a 25-minute drive or a 15-minute walk to the LTR Station. Plus, easy access to the mountains and Stoney Trail makes this the perfect location for both city and outdoor adventures. Experience the perfect blend of luxury and lifestyle in your new home at Rocky Ridge Landing.

Built in 2009

### **Essential Information**

MLS® #	A2190175
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	675
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	315, 500 Rocky Vista Gardens Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0C3

### **Amenities**

Amenities	Park, Parking, Party Room, Playground, Trash, Visitor Parking, Recreation Room, Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Underground, Assigned

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Natural Woodwork
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	January 26th, 2025
Days on Market	67
Zoning	M-C2 d158
HOA Fees	262
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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