

# **\$240,000 - 231, 500 Rocky Vista Gardens Nw, Calgary**

MLS® #A2212005

**\$240,000**

1 Bedroom, 1.00 Bathroom, 617 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Why rent when you can buy?! This stylish and affordable condo in a very sought after complex with low condo fee offers unbeatable value. Own for less than you would pay in rent! Ideally located in Rocky Ridge close to all amenities and walking distance to the C-train station. Move-in ready with a perfect layout for singles or the executive couple offering a bright open floor plan leading you through the tastefully decorated interior. As you enter the property you are greeted by the well-appointed kitchen with stainless steel appliances, maple shaker cabinetry, granite countertops, undermount sink, tile backsplash, bar ledge. Open to the living/dining room area with gleaming hardwood flooring and access to the private balcony. Open bedroom area with good sized closet and a 4-piece bathroom with granite counters and tile flooring complete the layout. This unit comes complete with in suite laundry, heated underground parking with storage locker in front. The well managed building features exercise room/gym, theatre and large social room, and ample visitor parking. Pet friendly with board approval. Super quiet and convenient location with trails right beside the building to ponds, treed parks, and amazing mountain views. Walking distance to Tuscany C-train station, basketball/tennis courts, shopping and eateries. Plus residents can enjoy the Lake Club at Rocky Ridge, a pond with kayaks, outdoor tennis courts and beach volleyball courts. Quick access to Crowchild and Stoney



Trail makes getting around a breeze. This property shows 10/10 and is move in ready with quick possession available.

Built in 2009

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212005          |
| Price          | \$240,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 617               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 231, 500 Rocky Vista Gardens Nw |
| Subdivision | Rocky Ridge                     |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3G 0C3                         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room, Storage, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings           |

|              |         |
|--------------|---------|
| Heating      | Central |
| Cooling      | None    |
| # of Stories | 4       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 58               |
| Zoning         | M-C2             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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