# \$315,000 - 119, 345 Rocky Vista Park Nw, Calgary

MLS® #A2256437

# \$315,000

2 Bedroom, 2.00 Bathroom, 841 sqft Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this spacious 2 bedroom, 2 bathroom ground floor condo offering both comfort and convenience. The thoughtful layout features bedrooms on opposite sides for added privacy, including a primary suite with an ensuite bathroom featuring a large walk-in closet and stand-up shower. The kitchen boasts plenty of cabinetry, generous counter space, and a breakfast bar, opening into the bright living room with a cozy corner gas fireplace. From here, step onto your large private balcony with additional storageâ€"perfect for relaxing or entertaining. Additional perks include in-suite laundry, heated underground titled parking stall and a pet-friendly policy (with board approval). The well-managed building offers incredible lifestyle amenities with secure underground access to a fitness center, games room, theatre, library, large social room, and ample visitor parking. Beyond the building, enjoy walking trails to ponds, treed parks, and breathtaking mountain views. Residents also have access to the Lake Club at Rocky Ridge featuring a pond with kayaks, outdoor tennis courts, and beach volleyball. The location is second to noneâ€"just steps from transit (including the Tuscany/Rocky Ridge C-train station), the new YMCA, basketball and tennis courts, shopping, and eateries. Quick access to Crowchild Trail, Stoney Trail, and the mountains makes commuting a breeze. Plus, a brand new \$25 million Athletic Park has been approved by the City of Calgary, with







#### Built in 2002

#### **Essential Information**

MLS® # A2256437 Price \$315,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 841
Acres 0.00
Year Built 2002

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 119, 345 Rocky Vista Park Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G 4K6

#### **Amenities**

Amenities Elevator(s), Party Room, Recreation Facilities, Storage, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Titled, Underground

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), No Smoking Home, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas # of Stories 4

## **Exterior**

Exterior Features None

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed September 12th, 2025

Days on Market 51

Zoning M-C2 d158

HOA Fees 25

HOA Fees Freq. MON

# **Listing Details**

Listing Office Real Broker

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