

\$254,900 - 109, 369 Rocky Vista Park Nw, Calgary

MLS® #A2268202

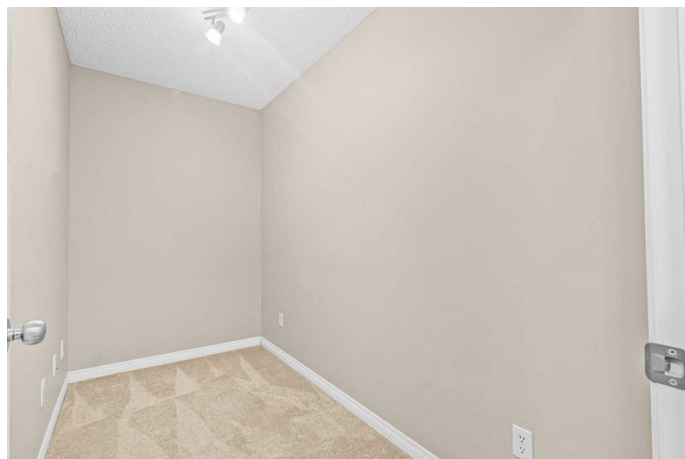
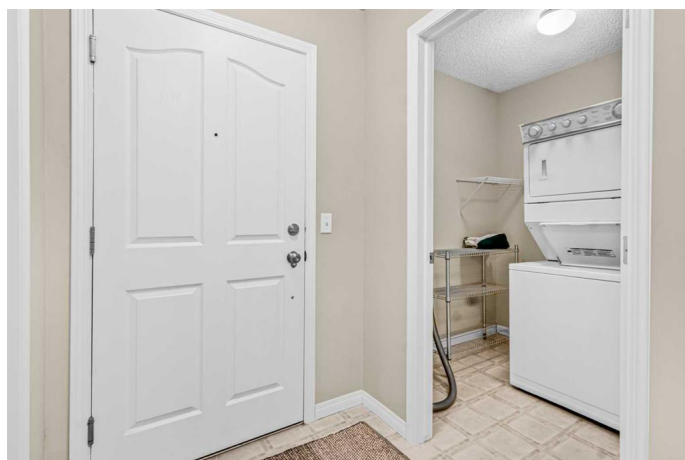
\$254,900

1 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Step into comfort and convenience in this charming 1 bedroom plus den condo, perfectly located in the picturesque community of Rocky Ridge. Designed with an open and functional layout, this home features a bright living room that flows seamlessly to an east facing patio that is ideal for soaking in the morning sun and grilling on your BBQ gas hookup. The stylish kitchen offers ample cabinetry and prep space, while the versatile den is perfect for a home office, fitness corner, or hobby room. You will love the in-suite laundry, making everyday living effortless. This unit also includes a titled underground parking stall and private storage locker on the patio, keeping your gear secure and your space clutter free. The building is well managed and beautifully maintained, offering peace of mind and comfort. Residents enjoy access to an impressive array of amenities, including a steam room, fitness room, theatre, games room, hair salon, guest suite, even a tennis court and ample visitor parking for guests. Condo fees conveniently include heat, water and sewer. Location perfection – you are just blocks from the Tuscany C Train station, making commuting a breeze. Nearby you will find parks, pathways, the Shane Homes YMCA at Rocky Ridge, Royal Oak Shopping Centre, Starbucks, grocery stores, restaurants, and quick access to Stoney Trail and Crowchild Trail. Whether you are a first time buyer, downsizing, or investing, this warm and inviting home is the perfect fit for modern, low maintenance living



in one of NW Calgary's most desirable communities.

Built in 2004

Essential Information

MLS® #	A2268202
Price	\$254,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	579
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	109, 369 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K7

Amenities

Amenities	Elevator(s), Party Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Other
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 1st, 2025
Days on Market	6
Zoning	M-C2 d158
HOA Fees	25
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
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