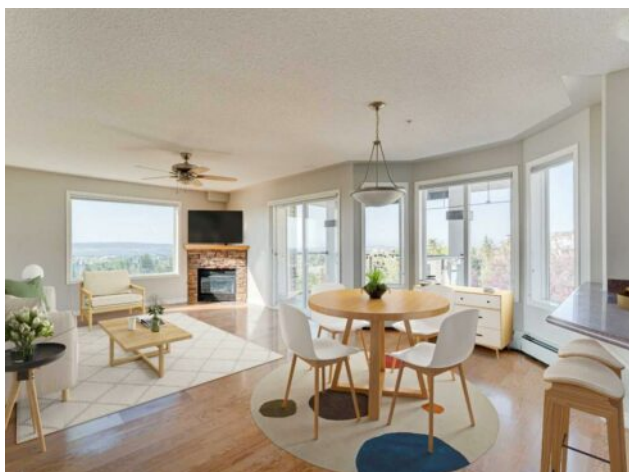


306, 345 Rocky Vista Park NW
Calgary, Alberta

MLS # A2163126



\$400,000

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,186 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2 d158
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

2 BEDROOMS | 2 BATHROOMS | 1,185 SQ FT | OPEN LAYOUT | TITLED UNDERGROUND PARKING | LARGE SW FACING BALCONY | AMENITY RICH BUILDING | Welcome to this original owner 2 bedroom, 2 bathroom condo located in the sought after Pavilions at Rocky Ridge. The home has been newly painted and features hardwood floors throughout. As you enter the home, are welcomed into a spacious foyer with large front entry closet inviting you into the space. The open living area features large windows filling the space with an abundance of natural light. Enjoy the spacious u-shaped kitchen with plenty of cabinet and counter space, a window over the sink, and a convenient breakfast bar. The dining area features a beautiful bay window and opens onto the spacious living room with brick facing gas fire place to enjoy with friends and family. The spacious deck off the living room with stunning views of the mountains is perfect for enjoying evening sunsets or bbqs. The deck also features an additional storage room. The master retreat is the perfect place for relaxation with a large walk-in closet and 3-piece bathroom with large fully tiled walk-in shower that provides accessibility for those who require it. This home also features an additional bedroom, 3-piece bathroom, and laundry room with additional storage. You will enjoy having your own titled parking spot with storage cage above in a secure heated underground parkade. This building also includes an abundance of amenities including a fitness centre, party room, hair salon, theatre, library and games room, visitor parking and onsite management. Don't miss out on this incredible opportunity to own this home today! Photos are virtually staged and are not an accurate depiction of current property.