

204, 369 Rocky Vista Park NW
Calgary, Alberta

MLS # A2176557



\$274,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	580 sq.ft.	Age:	2004 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Kitchen Island, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 340

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

This beautiful 1-bedroom plus den condo includes in-suite laundry and a titled underground parking stall walking distance to the LRT station. The open floor plan is ideal for entertaining, featuring a spacious kitchen that flows into a large living room with access to a covered west-facing balcony, equipped with a BBQ gas hook-up and extra storage. The layout also includes a large primary bedroom, a versatile den, a 4-piece bathroom, and a convenient in-suite laundry area. Comes with portable air conditioning unit purchased this year. Additional perks include access to the Lake Club through the underground parkade, offering amenities such as a fitness center, 50-seat theater, billiards/games room, beauty/barber salon, guest suite, and an executive boardroom. Located close to schools, parks, walking paths, the new YMCA, shopping, dining, and just a 5-minute walk to the LRT station, this condo offers both comfort and convenience.