

**323, 345 Rocky Vista Park NW
Calgary, Alberta**

MLS # A2178857



\$264,900

Division:	Rocky Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	577 sq.ft.	Age:	2002 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: None

Welcome to this wonderful property in The Pavilions at Rocky Ridge. This unit faces west with a view to the Rocky Mountains! The heated underground parking is perfect for your vehicle! Inside, there is a sparkling clean unit with lots of upgrades. The bright and open kitchen has newer stainless steel appliances and granite counters. Enjoy entertaining in the open living/dining area with laminate flooring, freshly painted walls and knock down ceilings. Beyond this is a good sized balcony with glass rail and a nice view all the way to the mountains! Off this is a very handy storage room for all your extras. There is a separate study/den, perfect for your office, or a small TV room. There is a newer washer and dryer with a very functional stainless steel shelving unit in the laundry room. The Pavilions offers a games room, a library and a movie theatre for your convenience… Check it out! Situated on fantastic walking/biking paths and less than a ten minute walk to the LRT station, this property and location has it all! This is a great property… make it your home!