

**305, 500 Rocky Vista Gardens NW**  
**Calgary, Alberta**

**MLS # A2198457**



**\$279,900**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Assigned, Heated Garage, Parkade, Parking Lot, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 426
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** N/A

Immaculate 3rd-Floor Condo with Stunning Mountain Views in Rocky Ridge. This meticulously maintained 1-bedroom + den condo offers breathtaking mountain views and an open-concept layout, making it the perfect home for first-time buyers, downsizers, or investors. Complex does allow pets. Complex has ample visitor parking and secured underground resident parking. Inside the unit features a modern kitchen featuring granite countertops, upgraded cabinetry, stainless steel appliances, and microwave. The spacious living and dining area is bathed in natural light from large windows, while the west-facing balcony provides the perfect spot to take in the stunning views of the Rocky Mountains. The primary bedroom is a true retreat, featuring a walk-through closet leading to a 4-piece ensuite. The den offers flexibility as a home office, or additional storage space. Additional conveniences include in-suite laundry, an UNDERGROUND assigned parking stall, and a dedicated STORAGE LOCKER. Residents enjoy access to premium amenities, including a fitness center and entertainment room in the building, plus Rocky Ridge Ranch membership, which offers a lake, splash park, boat rentals, winter skating, tennis courts, and basketball. Located just a 5-minute walk to the Tuscany LRT station, with easy access to Crowchild Trail, Stoney Trail, shopping, schools, and the YMCA, this condo combines comfort, convenience, and unbeatable views. Move-in ready—book your showing today!