

# \$357,500 - 213, 369 Rocky Vista Park Nw, Calgary

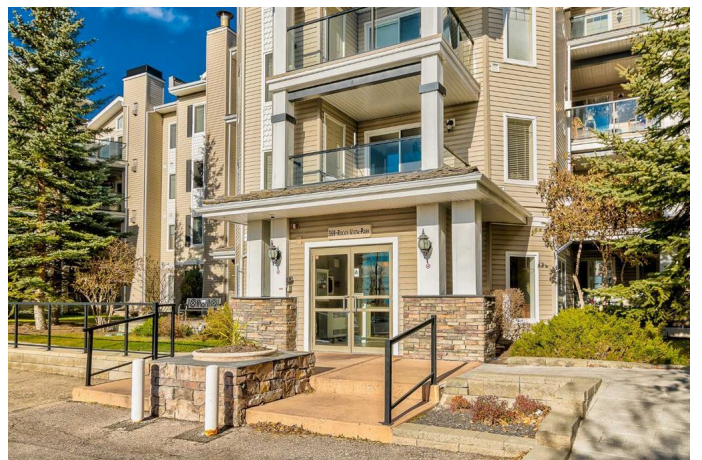
MLS® #A2203692

**\$357,500**

2 Bedroom, 2.00 Bathroom, 831 sqft  
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome Home to The PAVILLIONS of ROCKY RIDGE! Nestled in the highly sought-after NW community of Calgary, this spacious and beautifully maintained SECOND-FLOOR condo is the perfect place to call home! Featuring 2 BEDROOMS and 2 FULL BATHROOMS, this inviting unit offers a thoughtfully designed layout that ensures comfort, privacy, and functionality—ideal for families, professionals, or investors alike. Step inside to a bright and welcoming foyer, leading to a cozy living room complete with a GAS FIREPLACE and a large window that fills the space with natural light. The PRIVATE BALCONY is a wonderful retreat, perfect for morning coffee or evening relaxation, and even includes a handy OUTDOOR STORAGE SPACE. The well-appointed kitchen boasts maple cabinetry, black appliances, a breakfast bar, and a pantry cupboard, along with a dedicated dining nook for family meals or entertaining guests. The primary bedroom is a true sanctuary, offering a walk-in closet and a PRIVATE 3-PIECE ENSUITE with MAKEUP COUNTER. The second bedroom, located on the opposite side of the unit for added privacy, is spacious with a large window and conveniently close to the main 4-piece bathroom. The INSUITE LAUNDRY has space for your cleaning and storage needs. At the same time, the TITLED HEATED UNDERGROUND PARKING offers convenience and security. There is plenty of VISITOR PARKING for family and guests, plus



SECURE BIKE STORAGE. A low HOA fee of \$25/month provides access to a GAMES ROOM, PARTY ROOM, MOVIE THEATRE, LIBRARY, HAIR SALON, and GYM. PETS are WELCOME with board approval. Additional highlights include: BRAND NEW WINDOW COVERINGS. Living at Pavilions of Rocky Ridge means access to top-tier amenities. Residents can enjoy the ROCKY RIDGE LAKE CLUB, featuring BEACH VOLLEYBALL courts, WALKING and BIKING TRAILS, and a beautiful community center with a SWIMMING POOL. Conveniently located within walking distance to the NEW SHANE HOMES YMCA and just minutes from the TUSCANY LRT STATION, this home offers the perfect balance of tranquil suburban living with easy access to everything you need. Don't miss this opportunity! Book your private viewing today and discover your dream home in Rocky Ridge!

Built in 2004

### Essential Information

MLS® #	A2203692
Price	\$357,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	213, 369 Rocky Vista Park Nw
Subdivision	Rocky Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Playground, Recreation Facilities, Secured Parking, Visitor Parking, Party Room
Parking Spaces	1
Parking	Insulated, Parkade, Stall, Titled, Underground, Secured

### **Interior**

Interior Features	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Storage
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	18
Zoning	DC
HOA Fees	25
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.