

404, 345 Rocky Vista Park NW  
Calgary, Alberta

MLS # A2232174

\$349,900

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Rocky Ridge  |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                   |        |                   |
| Style:    | Apartment-Penthouse                                  |        |                   |
| Size:     | 833 sq.ft.   | Age:   | 2002 (23 yrs old) |
| Beds:     | 2  | Baths: | 2                 |
| Garage:   | Heated Garage, Parkade, Secured, Titled, Underground |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | -  |        |                   |

|             |   |            |   |
|-------------|---|------------|---|
| Heating:    | Baseboard, Fireplace(s), Natural Gas  | Water:     | Public  |
| Floors:     | Carpet, Linoleum, Vinyl Plank   | Sewer:     | Public Sewer  |
| Roof:       | Asphalt Shingle   | Condo Fee: | \$ 441  |
| Basement:   | None  | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame   | Zoning:    | M-C2 d158   |
| Foundation: | Poured Concrete   | Utilities: | Electricity Connected, Sewer Connected, Water Connected |
| Features:   | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |            |   |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to this well-maintained and bright 2-bedroom, 2-bathroom top-floor condo at The Pavilion in Rocky Ridge. Offering over 830 sq.ft. of thoughtfully designed living space, this home combines comfort, functionality, and stunning views of the Rocky Mountains. The spacious primary bedroom features a private 3-piece en suite and a walk-in closet, creating a relaxing retreat. The second bedroom is located across the unit for added privacy and is ideal for guests, a home office, or family. A second full bathroom and in-suite laundry provide convenience and practicality. The kitchen flows into a bright, open-concept living room that boasts vaulted ceilings, a charming corner gas fireplace, and huge windows that bathe the space in natural light. Step outside through the living room to your private balcony, complete with a gas BBQ hookup, extra storage, and sweeping views &mdash; the perfect spot to enjoy your morning coffee while taking in the mountains. Recent updates include fresh paint throughout and newer stainless steel kitchen appliances. The unit also includes titled underground parking in a secure garage, adding peace of mind. Residents of The Pavilion enjoy access to on-site amenities, including a fitness center and movie theatre. Located close to shopping, transit, and nature trails, this condo offers an ideal lifestyle for professionals, downsizers, or first-time buyers alike. Click the Virtual Tours for more detail!