

# \$499,900 - 204 Rocky Vista Circle Nw, Calgary

MLS® #A2202430

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,217 sqft  
Residential on 0.06 Acres

Rocky Ridge, Calgary, Alberta

Quick Possession!! Experience the best of community living at the Georgetowns of Rocky Ridge! This end-unit, 2-storey townhome has been freshly painted boasting 3 spacious bedrooms and has been meticulously cared for â€” showing 10/10. The main floor features beautiful hardwood floors throughout, new stainless steel Fridge, stove and dishwasher and an open-concept layout with a cozy corner fireplace, an island breakfast bar, a pantry, and a convenient half bath.

Upstairs, the extra-large Primary Bedroom has a walk in closet and a 3-piece ensuite, accompanied by two additional bedrooms and a 4-piece bathroom.

The basement has been newly developed, featuring a bright and modern recreation room with a laundry room conveniently located next to it. Here you'll have use of the second fridge.

Enjoy the convenience of a single attached garage with additional parking to fit 2 vehicles â€” plus, itâ€™s located right next to visitor parking.

As part of the Lake of Rocky Ridge Homeowners Association (\$25/month), enjoy access to a recreation facility with a games room, theatre, and party room, plus tennis and basketball courts, and lake maintenance.

Perfectly situated, this home is just a 9-minute



walk to the Tuscany C-Train station and connects to a scenic pathway system that winds through the wetlands â€” offering breathtaking Rocky Mountain views.

Pet-friendly (with board approval). Donâ€™t miss out on this wonderful home â€” book your showing today!

Built in 2001

### **Essential Information**

MLS® #	A2202430
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	204 Rocky Vista Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B9

### **Amenities**

Amenities	Other, Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Storage, Walk-In Closet
Appliances	Electric Stove, Other, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



## Additional Information

Date Listed	March 20th, 2025
Days on Market	22
Zoning	M-CG
HOA Fees	25
HOA Fees Freq.	MON

## Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

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.