

# \$339,000 - 317, 345 Rocky Vista Park Nw, Calgary

MLS® #A2203802

**\$339,000**

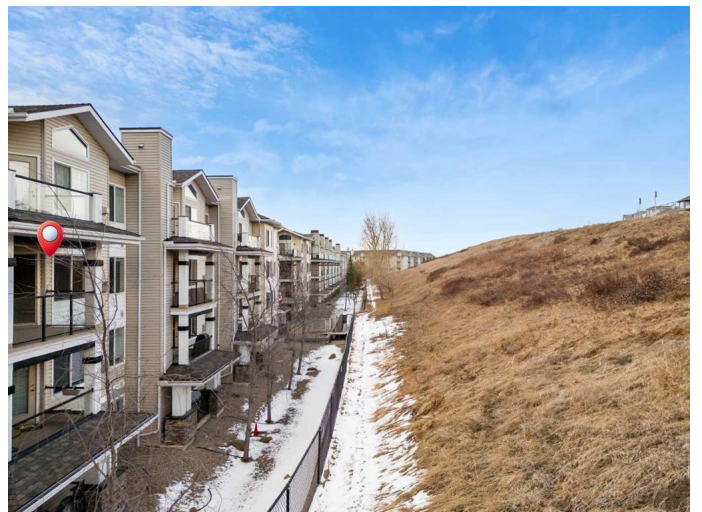
2 Bedroom, 2.00 Bathroom, 834 sqft  
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to the Pavilions at Rocky Ridge! This spacious two-bedroom, two-bathroom condo is nestled in the popular Rocky Ridge community, providing the perfect blend of ease and convenience.

This charming condo has been freshly painted and features brand-new carpet throughout. Designed with a thoughtful split-bedroom layout, this home ensures privacy while maximizing space. The open-concept living area is bright and inviting, featuring large windows that flood the space with natural light. Step outside onto the balcony, which overlooks a serene green space, perfect for enjoying your morning coffee or unwinding after a long day. The fully equipped kitchen includes a breakfast bar and plenty of cabinetry for all your kitchen storage. It's a perfect space for casual dining or morning coffee.

The spacious primary bedroom features a private en-suite bathroom and a generous walk-in closet, offering both comfort and practicality. On the opposite side of the unit, the well-appointed second bedroom provides added privacy, making it ideal for guests, family members, or a home office. Additional features include a dedicated laundry room with some storage, as well as extra storage off the balcony. The unit also includes a titled underground parking stall for added convenience and security. There is also plenty of visitor parking available right outside the front entry.



Residents of this condo are also part of the Rocky Ridge Lake Club which consists of parks, ponds/lakes, tennis/pickle ball courts, volleyball court and scenic walking paths. The condo complex itself offers top-tier building amenities, including a fitness center, party room, recreation/game room, theatre, hair salon and bike storage.

With the C-Train just steps away, the popular Shane Home YMCA, nearby shopping and dining options, and easy access to the mountains, this condo is perfectly situated for urban convenience and outdoor adventure.

Don't miss this incredible opportunity to make Rocky Ridge home!

Built in 2002

### **Essential Information**

MLS® #	A2203802
Price	\$339,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	317, 345 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5G6

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Vinyl Siding

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	11
Zoning	M-C2
HOA Fees	25
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	CIR 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.