# \$279,500 - 103, 500 Rocky Vista Gardens Nw, Calgary

MLS® #A2228613

### \$279,500

1 Bedroom, 1.00 Bathroom, 687 sqft Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautifully designed 1 bedroom + den, 1 bathroom condo in the desirable community of Rocky Ridge â€" a perfect blend of comfort, functionality, and location.

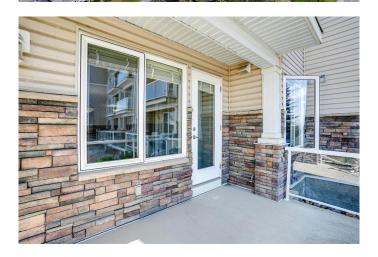
This thoughtfully laid-out home features an open-concept living space with a bright kitchen and cozy living area that flows seamlessly to your private patio with a gas BBQ hookup â€" ideal for year-round grilling and outdoor relaxation. The den offers flexible space for a home office, reading nook, or extra storage. The spacious bedroom connects directly to the 4-piece bathroom through a convenient walk-through closet, offering both privacy and efficiency.

Enjoy the many perks of main floor living: no waiting on elevators, easy access for guests or pet owners, and a more connected feel to the outdoors. Additional features include assigned parking in a heated underground garage and in-suite laundry for added convenience.

As a resident, you'II enjoy exclusive access to Rocky Ridge Ranch with a variety of amenities including a private lake with seasonal boat rentals, a splash park, winter ice skating, tennis and basketball courts, and community events such as BBQs, food trucks, and Stampede breakfasts. The location is unbeatable â€" just a 5-minute walk to the Tuscany LRT station and with quick access to







Crowchild Trail and Stoney Trail, you're perfectly positioned for downtown commutes or weekend escapes to the mountains. Also nearby are the Shane Homes YMCA, local shopping, schools, and scenic pathways that make outdoor living easy and enjoyable.

Whether you're a first-time buyer, downsizer, or investor, this unit offers exceptional value and a lifestyle that's hard to beat in one of Calgary's most sought-after communities.

Built in 2007

#### **Essential Information**

MLS® # A2228613 Price \$279,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 687

Acres 0.00

Year Built 2007

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 103, 500 Rocky Vista Gardens Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G 0C3

#### **Amenities**

Amenities Fitness Center, Recreation Room, Secured Parking

Parking Spaces 1

Parking Heated Garage, Stall, Underground

#### Interior

Interior Features Ceiling Fan(s), Granite Counters

Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Stacked, Window Coverings

Heating In Floor

Cooling None

# of Stories 1

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Outdoor Grill

Roof Other

Construction Stone, Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 7

Zoning M-C2 d158

HOA Fees 262

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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