

**103, 500 Rocky Vista Gardens NW**  
**Calgary, Alberta**

**MLS # A2228613**



**\$279,500**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	687 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d158
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters		

**Inclusions:** N/A

Welcome to this beautifully designed 1 bedroom + den, 1 bathroom condo in the desirable community of Rocky Ridge &mdash; 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 &mdash; 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'll 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 &mdash; 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.