

# \$299,900 - 305, 500 Rocky Vista Gardens Nw, Calgary

MLS® #A2198457

**\$299,900**

1 Bedroom, 1.00 Bathroom, 686 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Immaculate 3rd-Floor Condo with Stunning Mountain Views in Rocky Ridge. This meticulously maintained 1-bedroom + den condo offers breathtaking mountain views and an open-concept layout, making it the perfect home for first-time buyers, downsizers, or investors. Complex does allow pets. Complex has ample visitor parking and secured underground resident parking. Inside the unit features a modern kitchen featuring granite countertops, upgraded cabinetry, stainless steel appliances, and microwave. The spacious living and dining area is bathed in natural light from large windows, while the west-facing balcony provides the perfect spot to take in the stunning views of the Rocky Mountains. The primary bedroom is a true retreat, featuring a walk-through closet leading to a 4-piece ensuite. The den offers flexibility as a home office, or additional storage space. Additional conveniences include in-suite laundry, an UNDERGROUND assigned parking stall, and a dedicated STORAGE LOCKER. Residents enjoy access to premium amenities, including a fitness center and entertainment room in the building, plus Rocky Ridge Ranch membership, which offers a lake, splash park, boat rentals, winter skating, tennis courts, and basketball. Located just a 5-minute walk to the Tuscany LRT station, with easy access to Crowchild Trail, Stoney Trail, shopping, schools, and the YMCA, this condo combines comfort, convenience, and unbeatable views. Move-in ready—book your



showing today!

Built in 2009

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198457          |
| Price          | \$299,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 686               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 305, 500 Rocky Vista Gardens Nw |
| Subdivision | Rocky Ridge                     |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3G0C3                          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Fitness Center, Party Room, Storage, Visitor Parking, Recreation Facilities             |
| Parking Spaces | 1   |
| Parking        | Additional Parking, Assigned, Heated Garage, Parkade, Secured, Underground, Parking Lot |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, Open Floorplan                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | In Floor  |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 47              |
| Zoning         | M-C2            |
| HOA Fees       | 250             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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