

# \$298,900 - 305, 500 Rocky Vista Gardens Nw, Calgary

MLS® #A2198457

**\$298,900**

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	\$298,900
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, Recreation Facilities, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground, Additional Parking, Parking Lot, Secured

### 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	63
Zoning	M-C2
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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