

\$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 | Additional Parking, Assigned, Heated Garage, Parkade, Underground, 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 | 67 |
| Zoning | M-C2 |
| HOA Fees | 250 |
| HOA Fees Freq. | ANN |

Listing Details

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

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