

\$625,000 - 104 Rocky Vista Terrace Nw, Calgary

MLS® #A2204672

\$625,000

2 Bedroom, 4.00 Bathroom, 1,559 sqft
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

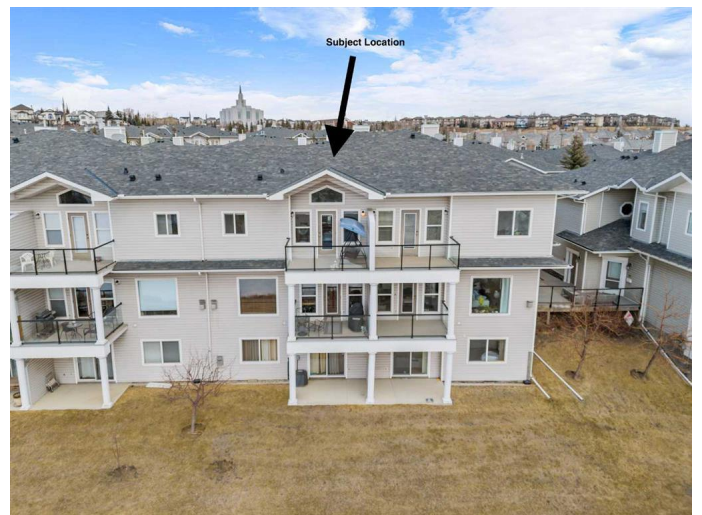
RARE OPPORTUNITY â€“ Stunning Townhome with Breathtaking Views! Homes like this rarely become available! A property with this stunning view has not been available in this highly desirable complex since 2020.

Beautifully maintained, this 2-bedroom, 3.5-bathroom townhome has been lovingly cared for by its original owner since new. Nestled in a prime location, it backs onto lush green space and a serene pond, offering unobstructed mountain views, and is just a 5-minute walk to the LRT for ultimate convenience. With a sunny south-facing rear exposure, this home is filled with natural light year-round.

Step inside to discover 9-ft ceilings on all three levels, enhancing the sense of space and elegance. The open-concept main floor features rich hardwood floors, a bright and spacious den, and a modern kitchen perfect for entertaining. Enjoy seamless indoor-outdoor living with decks on both the main and upper floors, plus a covered patio off the fully developed walk-out basement.

Upstairs, both generously sized bedrooms include walk-in closets and private ensuites. The fully finished basement provides extra living space with a walkout to the landscaped backyard. Stay comfortable year-round with central air conditioning and the convenience of a double attached garage â€“ insulated and drywalled.

With fresh paint throughout, this home is truly



move-in ready! Plus, enjoy exclusive access to the community recreation centre, fitness room, tennis and basketball courts. Don't miss this exceptional opportunity – schedule your viewing today!

Built in 2002

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2204672 |
| Price | \$625,000 |
| Bedrooms | 2 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,559 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 104 Rocky Vista Terrace Nw |
| Subdivision | Rocky Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5G7 |

Amenities

| | |
|----------------|--|
| Amenities | Fitness Center, Recreation Facilities, Snow Removal, Visitor Parking |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, |
|-------------------|--|

| | |
|-----------------|---|
| | Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Gas, Glass Doors, Living Room, Mantle, Brick Facing |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, See Remarks, Views |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 12 |
| Zoning | DC |
| HOA Fees | 25 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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