

\$450,000 - 114 Rocky Vista Terrace Nw, Calgary

MLS® #A2206576

\$450,000

2 Bedroom, 2.00 Bathroom, 1,348 sqft
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Nestled in Rocky Ridge, one of Calgary's best NW communities, awaits your bungalow style townhouse backing a pond! Offering tremendous value at \$450,000 - this 1348 square foot 2 bedroom, 2 full bath home with an attached garage is the perfect entry point into the ever-growing Calgary market - stop renting and watch your investment continue to rise. Rocky Ridge Brownstones is a quiet, well-managed complex with low condo fees of \$379.69 per month. Upon entering, you'll ascend the short flight of stairs leading to the spacious open concept unit. You'll immediately notice the hardwood floors, vaulted ceilings, and large windows spanning the entire exterior wall. With so much natural light and a floor plan perfect for entertaining, your home will be the one everyone wants to gather in. Relax in the large living room by the gas fireplace, or enjoy the fresh air on your extra large deck. The kitchen has a convenient eating bar, updated granite countertops, and a gas range. Yes, there is a pantry! As an added bonus, you'll find a built-in nook for your computer opposite the living room. On either side of the space, there are two large bedrooms - perfect for privacy. The primary bedroom is complete with a walk-in closet and ensuite with a separate shower and soaker tub. Resident amenities include a clubhouse, basketball, tennis, skating rink, splash park, and more! With an incredible location within walking distance to the LRT - the list of amenities at Crowfoot Crossing - bars,



restaurants, coffee shops, shopping - is endless. If you're looking for that quiet residential living at an amazing price, this home is a must-see. With Calgary's growing popularity, don't miss buying now while it's still affordable. Call your Realtor for a private showing!

Built in 2001

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2206576 |
| Price | \$450,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,348 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 114 Rocky Vista Terrace Nw |
| Subdivision | Rocky Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5G7 |

Amenities

| | |
|----------------|----------------------------------|
| Amenities | Clubhouse, Racquet Courts |
| Parking Spaces | 2 |
| Parking | Driveway, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Central |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| # of Stories | 2 |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony |
| Lot Description | Level |
| Roof | Cedar Shake |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 10 |
| Zoning | DC |
| HOA Fees | 25 |
| HOA Fees Freq. | MON |

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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