

# \$399,900 - 106, 345 Rocky Vista Park Nw, Calgary

MLS® #A2206599

**\$399,900**

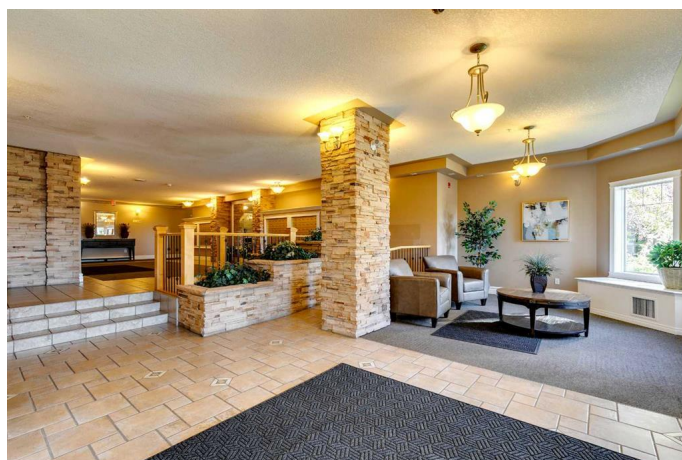
2 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Step into this bright, open-concept southwest-facing unit, bathed in natural light throughout the day. Featuring brand-new, luxurious laminate flooring, this home welcomes you with a spacious foyer—perfect for a bench, coat hooks, and plenty of room for shoes and outerwear. The kitchen shines with new stainless steel appliances, elegant white shaker-style cabinetry, and a convenient breakfast bar. Adjacent to the kitchen, the dining area offers generous space and a charming bay window, ideal for hosting or casual meals. The cozy living room centers around a stunning brick-faced corner gas fireplace with a classic wooden mantle. Enjoy breathtaking views through the glass sliding patio doors that open to your private balcony, complete with a gas BBQ line and a separate storage room—overlooking serene pond and mountain views. Retreat to the large master suite featuring mountain views, a deep walk-in closet, and a luxurious 4-piece ensuite with a soaker tub, large vanity, and fully tiled stand-up shower. The second bedroom is also generously sized with large windows and a deep closet.

A second full 4-piece bathroom and a spacious laundry/storage room complete this fabulous home. Light, modern paint colors, new light fixtures, and updated window coverings make this unit truly move-in ready. Enjoy resort-style amenities including a gym, theater, games room, and library. Located just



minutes from shopping, restaurants, and the LRT. Plus, scenic pathways and walkways are right outside your door. Book your showing today!

Built in 2002

### Essential Information

MLS® #	A2206599
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	106, 345 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K6

### Amenities

Amenities	Clubhouse, Elevator(s), Party Room, Recreation Room, Secured Parking, Fitness Center, Racquet Courts, Storage
Parking Spaces	1
Parking	Heated Garage, Underground, Stall, Titled

### Interior

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

	Coverings
Heating	Baseboard, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 10th, 2025
Days on Market	9
Zoning	M-C2
HOA Fees	25
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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