

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

MLS® #A2206599

**\$399,900**

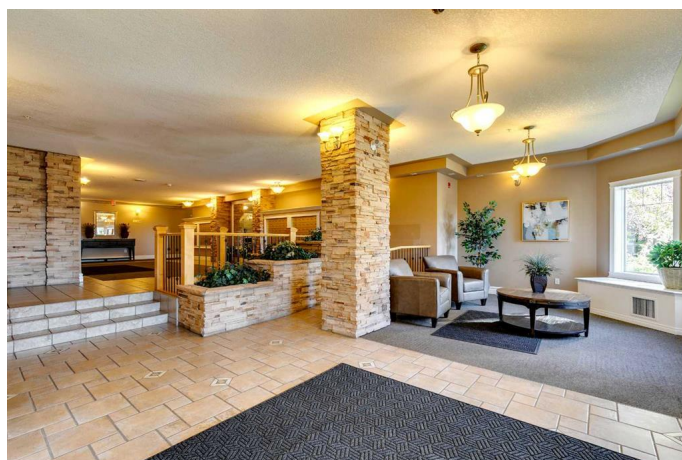
2 Bedroom, 2.00 Bathroom, 1,169 sqft

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 | 8                |
| Zoning         | M-C2             |
| HOA Fees       | 25               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.