

\$450,000 - 119 Rocky Vista Terrace Nw, Calgary

MLS® #A2218038

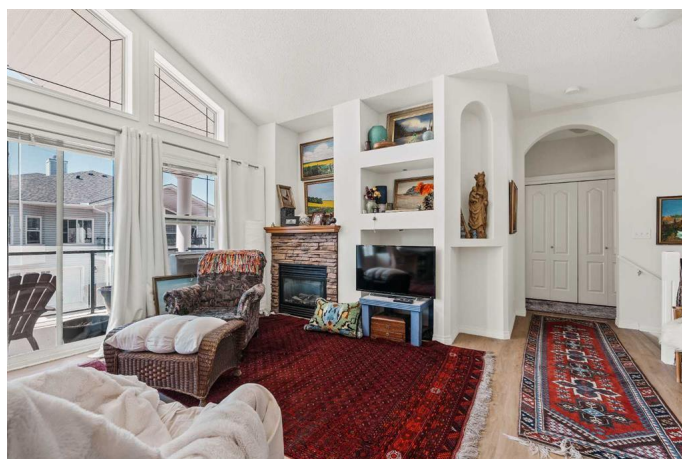
\$450,000

2 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautifully maintained townhome in the desirable community of Rocky Ridge. This thoughtfully designed home offers comfort, functionality, and style—ideal for first-time buyers, down-sizers, or investors alike. Enter through the main level where you'll find a single attached garage for your convenience. Up a short flight of stairs, the bright and open main living area awaits, featuring vaulted ceilings and abundant natural light thanks to its southern exposure. The open-concept layout creates a seamless flow between the spacious living room, dining area, and kitchen—perfect for entertaining. The living room boasts a cozy gas fireplace, while the kitchen impresses with granite countertops, ample cabinet and counter space, a separate pantry. You'll love spending warm spring and summer evenings on the large private balcony. Enjoy ultimate privacy with two generously sized bedrooms located on opposite sides of the unit. The primary suite features a walk-in closet and a 4-piece ensuite with a relaxing soaker tub and separate shower. The second bedroom is well-sized and conveniently located near the additional 4-piece bathroom. For added ease, the home includes in-suite laundry and built-in desk area—perfect for a home office or study nook. Located just steps from transit and the C-Train, commuting is a breeze. Plus, the affordable annual HOA fee allows access to the exclusive Rocky Ridge Lake Club, where residents can enjoy a fitness centre, games



room, theatre, and rentable activity roomâ€”perfect for hosting events or social gatherings. This is your opportunity to enjoy a low-maintenance lifestyle with top-tier amenities in a prime location. Donâ€™t miss outâ€”book your private showing today!

Built in 2001

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2218038 |
| Price | \$450,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,326 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 119 Rocky Vista Terrace Nw |
| Subdivision | Rocky Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5G6 |

Amenities

| | |
|----------------|---|
| Amenities | Fitness Center, Racquet Courts, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Driveway, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen |
|-------------------|--|

| | |
|-----------------|--|
| | Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Wall/Window Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Basement | None |

Exterior

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 5 |
| Zoning | DC |
| HOA Fees | 25 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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