

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

MLS® #A2206576

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft  
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

**\*OPEN HOUSE SUNDAY APR 6 2-4PM\***

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 1232 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	1,232
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	3
Zoning	DC
HOA Fees	25
HOA Fees Freq.	MON

## Listing Details

Listing Office      Century 21 Bamber Realty LTD.

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