

# \$515,000 - 109, Rocky Vista Circle Nw, Calgary

MLS® #A2220813

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,341 sqft  
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

(OPEN HOUSE MAY 25 12:00-3:00).

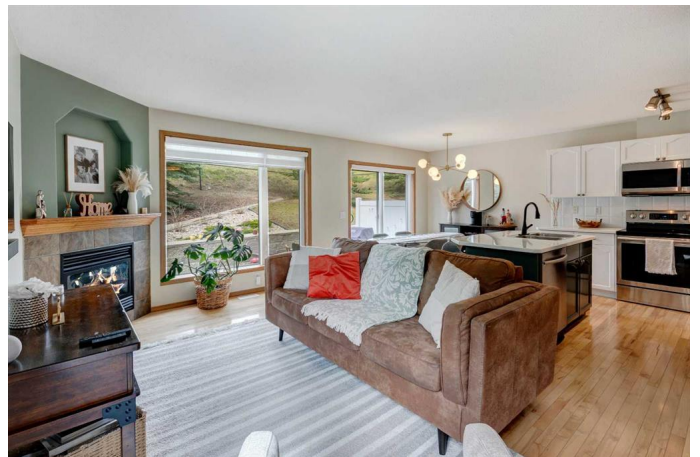
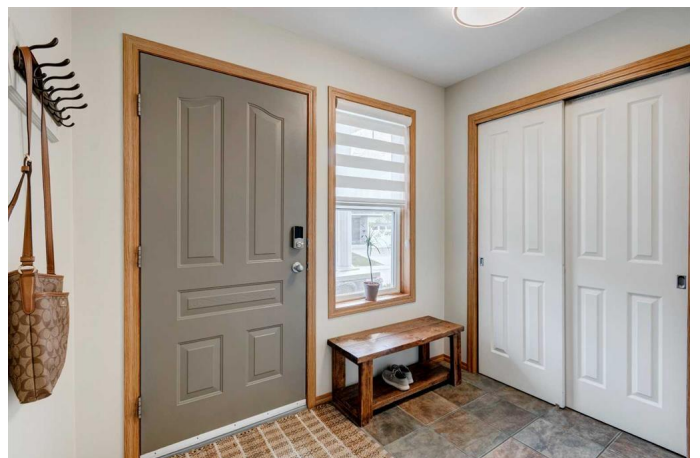
Welcome to this impeccably maintained and beautifully renovated townhouse offering just over 1,500 square feet of thoughtfully designed living space. Perfectly situated in a desirable and well-connected community, this move-in-ready home combines modern updates with a functional layout that suits a variety of lifestyles.

As you enter, you'll be greeted by a bright and welcoming main floor, freshly painted and accented with sleek new lighting fixtures. The heart of the home—the kitchen—has been tastefully updated with striking new epoxy countertops, a fresh and modern backsplash, and gleaming stainless steel appliances. Whether you love to cook or simply enjoy gathering with friends and family, this kitchen offers both style and substance.

The open-concept living and dining areas flow seamlessly together, making everyday living and entertaining effortless. Brand-new zebra blinds throughout the home provide a perfect balance of light control and privacy, adding a touch of modern elegance to each room.

You'll also appreciate the new high-efficiency furnace(2023), air conditioning system(2020), new carpet(2022), hot water tank (2020) ensuring year-round comfort and efficiency.

Step outside to your private backyard retreat, uniquely positioned with no neighbours directly behind—offering a quiet, serene atmosphere. It's surrounded by mature, shaded trees



that create a tranquil setting ideal for enjoying your morning coffee or relaxing with a good book. It's a peaceful escape from the hustle and bustle.

Upstairs, the bedroom level features a spacious king-sized primary suite with its own 3-piece ensuite bathroom, offering the perfect private haven. Two additional generous bedrooms and a second full bathroom complete the upper floor, providing ample space for family, guests, or a home office setup.

The fully finished basement adds even more flexibility to this home, featuring a large recreation or family room and an oversized laundry area with abundant storage—perfect for keeping everything organized and out of sight. Whether you need a quiet workspace, workout zone, or playroom, this lower level adapts to your needs.

As a resident, you'll enjoy access to the exclusive Lake Club Facility—a standout amenity offering a games room, private theatre, fitness centre, activity space, ponds and gardens, as well as volleyball, tennis, and basketball courts. It's like having a private resort right in your own community.

PETS ARE WELCOME in this complex with board approval, making it a wonderful option for pet lovers. Plus, the location is unbeatable—just a short walk to shopping, schools, parks, and everything you need for day-to-day living.

This townhome offers a rare combination of modern comfort, privacy, and access to incredible amenities. All that's left is for you to move in and make it your own.

Built in 2001

## Essential Information

MLS® #	A2220813
Price	\$515,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,341
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	109, Rocky Vista Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B7

### Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Few Trees
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	1
Zoning	M-CG d38
HOA Fees	25
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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