

\$325,000 - 119, 345 Rocky Vista Park Nw, Calgary

MLS® #A2256437

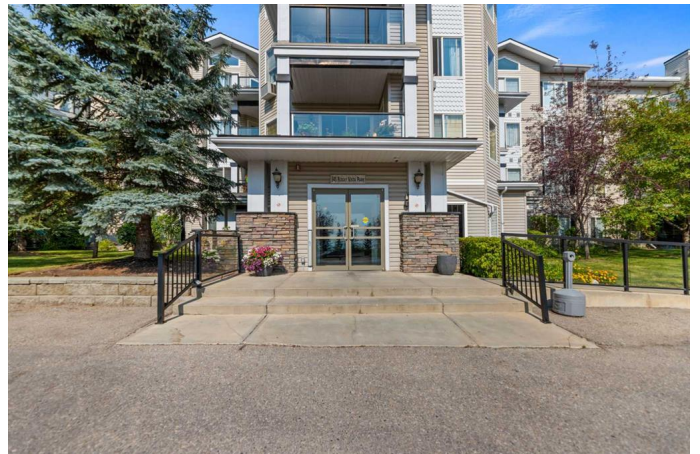
\$325,000

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this spacious 2 bedroom, 2 bathroom ground floor condo offering both comfort and convenience. The thoughtful layout features bedrooms on opposite sides for added privacy, including a primary suite with an ensuite bathroom featuring a large walk-in closet and stand-up shower. The kitchen boasts plenty of cabinetry, generous counter space, and a breakfast bar, opening into the bright living room with a cozy corner gas fireplace. From here, step onto your large private balcony with additional storage—perfect for relaxing or entertaining. Additional perks include in-suite laundry, heated underground titled parking stall and a pet-friendly policy (with board approval). The well-managed building offers incredible lifestyle amenities with secure underground access to a fitness center, games room, theatre, library, large social room, and ample visitor parking. Beyond the building, enjoy walking trails to ponds, treed parks, and breathtaking mountain views. Residents also have access to the Lake Club at Rocky Ridge featuring a pond with kayaks, outdoor tennis courts, and beach volleyball. The location is second to none—just steps from transit (including the Tuscany/Rocky Ridge C-train station), the new YMCA, basketball and tennis courts, shopping, and eateries. Quick access to Crowchild Trail, Stoney Trail, and the mountains makes commuting a breeze. Plus, a brand new \$25 million Athletic Park has been approved by the City of Calgary, with



completion slated for Fall 2026!

Built in 2002

Essential Information

MLS® #	A2256437
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	119, 345 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K6

Amenities

Amenities	Elevator(s), Recreation Facilities, Storage, Visitor Parking, Party Room
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 12th, 2025
Days on Market	13
Zoning	M-C2 d158
HOA Fees	25
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.