



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

212, 369 Rocky Vista Park NW  
Calgary, Alberta

MLS # A2258582



\$339,900

|             |                                                                                          |            |           |
|-------------|------------------------------------------------------------------------------------------|------------|-----------|
| Heating:    | Baseboard, Natural Gas                                                                   | Water:     | -         |
| Floors:     | Carpet, Laminate                                                                         | Sewer:     | -         |
| Roof:       | Flat                                                                                     | Condo Fee: | \$ 449    |
| Basement:   | -                                                                                        | LLD:       | -         |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                                          | Zoning:    | M-C2 d158 |
| Foundation: | Poured Concrete                                                                          | Utilities: | -         |
| Features:   | Closet Organizers, Walk-In Closet(s)                                                     |            |           |
| Inclusions: | Refrigerator, Stove, Microwave, All Window Coverings, Key FOB, Dishwasher, Washer, Dryer |            |           |

Welcome to #212, 369 Rocky Vista Park NW – a bright and beautifully maintained 2-bedroom, 2-bathroom condo located in the peaceful, sought-after community of Rocky Ridge. This home offers a fantastic opportunity for first-time buyers, downsizers, or investors, blending comfort and convenience in an unbeatable location just minutes from the majestic Rocky Mountains. Step inside and enjoy a functional open-concept layout with large windows that flood the space with natural light. The spacious living room connects seamlessly to your own balcony – perfect for enjoying your morning coffee or taking in tranquil evening views. The kitchen offers ample cabinetry and a practical layout, making it easy to entertain or cook at home. The primary bedroom features a walk-through closet and a private 3-piece ensuite, while the second bedroom and full guest bath are thoughtfully positioned for privacy. You'll love the convenience of in-suite laundry, and the bonus of underground titled parking keeps your vehicle secure year-round. Beyond your unit, the building itself offers an impressive selection of amenities including a fitness center, theatre room, party room, and even a hairdresser on site – everything you need just steps from your door. Located in a quiet, well-maintained complex, this condo is close to walking trails, green spaces, shopping, transit options, and more. Whether you're looking to enter the market, simplify your lifestyle, or invest in a growing area, this home checks all the boxes. Don't miss this chance to own a slice of serenity in Rocky Ridge – just steps from nature, yet close to everything you need!