

# \$499,900 - 204 Rocky Vista Circle Nw, Calgary

MLS® #A2202430

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,217 sqft  
Residential on 0.06 Acres

Rocky Ridge, Calgary, Alberta

Quick Possession!! Experience the best of community living at the Georgetowns of Rocky Ridge! This end-unit, 2-storey townhome has been freshly painted boasting 3 spacious bedrooms and has been meticulously cared for â€” showing 10/10. The main floor features beautiful hardwood floors throughout, new stainless steel Fridge, stove and dishwasher and an open-concept layout with a cozy corner fireplace, an island breakfast bar, a pantry, and a convenient half bath.

Upstairs, the extra-large Primary Bedroom has a walk in closet and a 3-piece ensuite, accompanied by two additional bedrooms and a 4-piece bathroom.

The basement has been newly developed, featuring a bright and modern recreation room with a laundry room conveniently located next to it. Here you'll have use of the second fridge.

Enjoy the convenience of a single attached garage with additional parking to fit 2 vehicles â€” plus, itâ€™s located right next to visitor parking.

As part of the Lake of Rocky Ridge Homeowners Association (\$25/month), enjoy access to a recreation facility with a games room, theatre, and party room, plus tennis and basketball courts, and lake maintenance.

Perfectly situated, this home is just a 9-minute



walk to the Tuscany C-Train station and connects to a scenic pathway system that winds through the wetlands â€” offering breathtaking Rocky Mountain views.

Pet-friendly (with board approval). Donâ€™t miss out on this wonderful home â€” book your showing today!

Built in 2001

### **Essential Information**

MLS® #	A2202430
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	204 Rocky Vista Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B9

### **Amenities**

Amenities	Other, Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Storage, Walk-In Closet
Appliances	Electric Stove, Other, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



## Additional Information

Date Listed	March 20th, 2025
Days on Market	28
Zoning	M-CG
HOA Fees	25
HOA Fees Freq.	MON

## Listing Details

Listing Office	Greater Calgary Real Estate
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