

# \$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 Closets |
| 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 | 15               |
| Zoning         | M-CG             |
| HOA Fees       | 25               |
| HOA Fees Freq. | MON              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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