

\$625,000 - 104 Rocky Vista Terrace Nw, Calgary

MLS® #A2204672

\$625,000

2 Bedroom, 4.00 Bathroom, 1,559 sqft
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

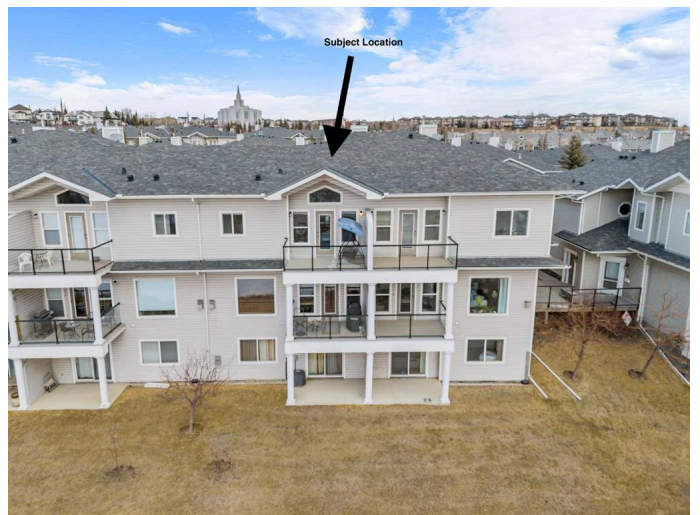
RARE OPPORTUNITY â€“ Stunning Townhome with Breathtaking Views! Homes like this rarely become available! A property with this stunning view has not been available in this highly desirable complex since 2020.

Beautifully maintained, this 2-bedroom, 3.5-bathroom townhome has been lovingly cared for by its original owner since new. Nestled in a prime location, it backs onto lush green space and a serene pond, offering unobstructed mountain views, and is just a 5-minute walk to the LRT for ultimate convenience. With a sunny south-facing rear exposure, this home is filled with natural light year-round.

Step inside to discover 9-ft ceilings on all three levels, enhancing the sense of space and elegance. The open-concept main floor features rich hardwood floors, a bright and spacious den, and a modern kitchen perfect for entertaining. Enjoy seamless indoor-outdoor living with decks on both the main and upper floors, plus a covered patio off the fully developed walk-out basement.

Upstairs, both generously sized bedrooms include walk-in closets and private ensuites. The fully finished basement provides extra living space with a walkout to the landscaped backyard. Stay comfortable year-round with central air conditioning and the convenience of a double attached garage â€“ insulated and drywalled.

With fresh paint throughout, this home is truly



move-in ready! Plus, enjoy exclusive access to the community recreation centre, fitness room, tennis and basketball courts. Don't miss this exceptional opportunity – schedule your viewing today!

Built in 2002

Essential Information

MLS® #	A2204672
Price	\$625,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	104 Rocky Vista Terrace Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G7

Amenities

Amenities	Fitness Center, Recreation Facilities, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan,
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	Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Glass Doors, Living Room, Mantle, Brick Facing
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	13
Zoning	DC
HOA Fees	25
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Estate Professionals Inc.
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