

# \$529,900 - 25 Rocky Vista Circle Nw, Calgary

MLS® #A2207612

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,241 sqft  
Residential on 0.04 Acres

Rocky Ridge, Calgary, Alberta

Welcome to your dream home in the heart of Rocky Ridge! This property is ready to move in with new carpet/vinyl plank flooring throughout spacious 3-bedroom, 2.5-bathroom also has a fully finished walkout basement with fireplace & wet bar. As you enter on the main, be greeted by the warm ambiance of natural light entering from the large windows and South facing balcony, perfect for family gatherings or quiet evenings. The kitchen is a delight, featuring sleek new quartz countertops, huge island, ample cabinetry (just painted!) w/walk-in pantry and stainless steel appliances making meal prep a breeze or BBQ on the balcony off the dining area. Upstairs, the luxurious primary suite awaits, complete with a walk-in closet and a private ensuite bath. Two additional bedrooms offer ample space for family or guests. The fully finished walk-out basement is a versatile space, ideal for a recreation room, home office, or gym, with direct access to the landscaped common green space, an oasis for outdoor entertaining and relaxation. Located in the prestigious Rocky Ridge community, you'll enjoy access to parks, playgrounds, Lake with Community Clubhouse and nearby amenities. Easy access to major roadways, Public Transit and downtown Calgary is just a short drive away. Don't miss this opportunity to own a meticulously maintained home in one of Calgary's most desirable neighborhoods. Schedule your showing today and experience affordable luxury living at its finest!



Built in 2002

## Essential Information

MLS® #	A2207612
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	25 Rocky Vista Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1P1

## Amenities

Amenities	Fitness Center, Park, Playground, Visitor Parking, Indoor Pool
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Basement, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	3
Zoning	M-CG
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Rimrock Residential Sales and Leasing Ltd.
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