

# \$365,000 - 402, 369 Rocky Vista Park Nw, Calgary

MLS® #A2228332

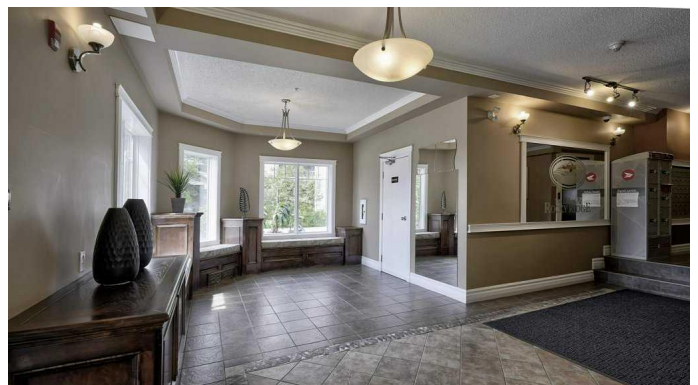
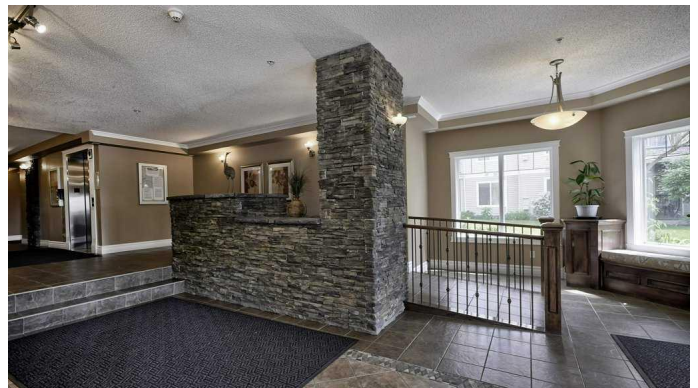
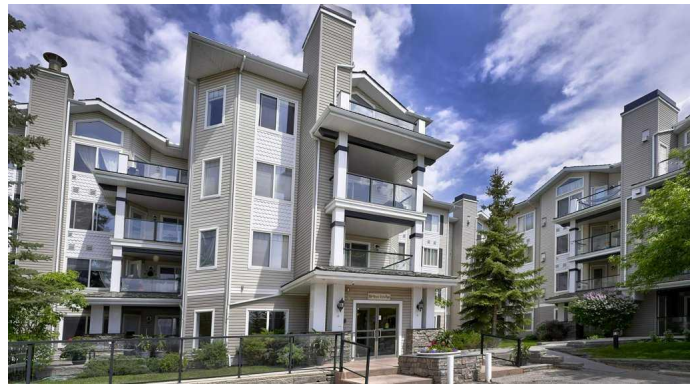
**\$365,000**

2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this immaculate and rare top-floor corner unit, offering 945 square feet of bright, open-concept living. Featuring 2 spacious bedrooms and 2 full bathrooms, this sunlit retreat is perfectly positioned to capture breathtaking south and west-facing mountain views, flooding the home with natural light throughout the day. Step inside to discover soaring vaulted ceilings, a modern kitchen with ample storage, a breakfast peninsula, and a layout designed for privacy and functionality. The primary bedroom suite is a true retreat, boasting a large walk-in closet and a private 3-piece ensuite. The second bedroom and full bathroom are thoughtfully located on the opposite side of the unit—ideal for guests, roommates, or a home office. Additional highlights include: A separate laundry room for added convenience, cozy living room fireplace, a private in-unit storage room located on the balcony, one titled underground parking stall, plus ample surface parking, and a 10-minute walk to the C-Train, offering easy access to downtown. Residents of this desirable Rocky Ridge community enjoy exclusive access to the Lake Club at Rocky Ridge, featuring an outdoor tennis court, beach volleyball, a modern fitness centre, and a shared games room. The nearby Rocky Ridge Community Centre also offers a swimming pool, additional sports courts, and scenic walking and biking trails—perfect for active families and nature lovers alike. Whether you're looking for a new place to call home or a smart investment



opportunity, this well-appointed 2-bedroom condo offers a perfect balance of comfort, convenience, and community. Don't miss your chance to own a piece of this vibrant and peaceful neighbourhood.

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228332          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 945               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 402, 369 Rocky Vista Park Nw |
| Subdivision | Rocky Ridge                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3G 5K7                      |

**Amenities**

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Playground, Racquet Courts, Visitor Parking, Recreation Facilities, Sauna |
| Parking Spaces | 1                                                                                                                  |
| Parking        | Parkade, Titled, Other                                                                                             |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s) |
|-------------------|--------------------------------------------------------------------------------|

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating         | Baseboard, Hot Water, Natural Gas                                                                    |
| Cooling         | None                                                                                                 |
| Fireplace       | Yes                                                                                                  |
| # of Fireplaces | 1                                                                                                    |
| Fireplaces      | Gas, Living Room, See Remarks, Glass Doors                                                           |
| # of Stories    | 4                                                                                                    |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 9              |
| Zoning         | M-C2 d158      |
| HOA Fees       | 300            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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