

# \$279,500 - 103, 500 Rocky Vista Gardens Nw, Calgary

MLS® #A2228613

**\$279,500**

1 Bedroom, 1.00 Bathroom, 687 sqft  
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautifully designed 1 bedroom + den, 1 bathroom condo in the desirable community of Rocky Ridge – a perfect blend of comfort, functionality, and location.

This thoughtfully laid-out home features an open-concept living space with a bright kitchen and cozy living area that flows seamlessly to your private patio with a gas BBQ hookup – ideal for year-round grilling and outdoor relaxation. The den offers flexible space for a home office, reading nook, or extra storage. The spacious bedroom connects directly to the 4-piece bathroom through a convenient walk-through closet, offering both privacy and efficiency.

Enjoy the many perks of main floor living: no waiting on elevators, easy access for guests or pet owners, and a more connected feel to the outdoors. Additional features include assigned parking in a heated underground garage and in-suite laundry for added convenience.

As a resident, you™ll enjoy exclusive access to Rocky Ridge Ranch with a variety of amenities including a private lake with seasonal boat rentals, a splash park, winter ice skating, tennis and basketball courts, and community events such as BBQs, food trucks, and Stampede breakfasts. The location is unbeatable – just a 5-minute walk to the Tuscany LRT station and with quick access to



Crowchild Trail and Stoney Trail, youâ€™re perfectly positioned for downtown commutes or weekend escapes to the mountains. Also nearby are the Shane Homes YMCA, local shopping, schools, and scenic pathways that make outdoor living easy and enjoyable.

Whether youâ€™re a first-time buyer, downsizer, or investor, this unit offers exceptional value and a lifestyle thatâ€™s hard to beat in one of Calgaryâ€™s most sought-after communities.

Built in 2007

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228613          |
| Price          | \$279,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 687               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 103, 500 Rocky Vista Gardens Nw |
| Subdivision | Rocky Ridge                     |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3G 0C3                         |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Fitness Center, Recreation Room, Secured Parking |
| Parking Spaces | 1                                                |

|         |                                   |
|---------|-----------------------------------|
| Parking | Heated Garage, Stall, Underground |
|---------|-----------------------------------|

## Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters |
|-------------------|----------------------------------|

|            |                                                                                                |
|------------|------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer<br>Stacked, Window Coverings |
|------------|------------------------------------------------------------------------------------------------|

|         |          |
|---------|----------|
| Heating | In Floor |
|---------|----------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|              |   |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Outdoor Grill |
|-------------------|--------------------------------------|

|      |       |
|------|-------|
| Roof | Other |
|------|-------|

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
|--------------|---------------------------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 6th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 23 |
|----------------|----|

|        |           |
|--------|-----------|
| Zoning | M-C2 d158 |
|--------|-----------|

|          |     |
|----------|-----|
| HOA Fees | 262 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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