

# \$349,900 - 404, 345 Rocky Vista Park Nw, Calgary

MLS® #A2232174

**\$349,900**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this well-maintained and bright 2-bedroom, 2-bathroom top-floor condo at The Pavilion in Rocky Ridge. Offering over 830 sq.ft. of thoughtfully designed living space, this home combines comfort, functionality, and stunning views of the Rocky Mountains. The spacious primary bedroom features a private 3-piece en suite and a walk-in closet, creating a relaxing retreat. The second bedroom is located across the unit for added privacy and is ideal for guests, a home office, or family. A second full bathroom and in-suite laundry provide convenience and practicality. The kitchen flows into a bright, open-concept living room that boasts vaulted ceilings, a charming corner gas fireplace, and huge windows that bathe the space in natural light. Step outside through the living room to your private balcony, complete with a gas BBQ hookup, extra storage, and sweeping views – the perfect spot to enjoy your morning coffee while taking in the mountains. Recent updates include fresh paint throughout and newer stainless steel kitchen appliances. The unit also includes titled underground parking in a secure garage, adding peace of mind. Residents of The Pavilion enjoy access to on-site amenities, including a fitness center and movie theatre. Located close to shopping, transit, and nature trails, this condo offers an ideal lifestyle for professionals, downsizers, or first-time buyers alike. Click the Virtual Tours for more detail!

Built in 2002



## Essential Information

MLS® #	A2232174
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

## Community Information

Address	404, 345 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K6

## Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Trash, Visitor Parking, Snow Removal
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Tile, Insert
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	60
Zoning	M-C2 d158
HOA Fees	25
HOA Fees Freq.	MON

## Listing Details

Listing Office	CIR Realty
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