

# \$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 | 54              |
| Zoning         | M-C2 d158       |
| HOA Fees       | 25              |
| HOA Fees Freq. | MON             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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