

# \$625,000 - 104 Rocky Vista Terrace Nw, Calgary

MLS® #A2204672

**\$625,000**

2 Bedroom, 4.00 Bathroom, 1,559 sqft  
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

RARE OPPORTUNITY â€“ Stunning Townhome with Breathtaking Views! Homes like this rarely become available! A property with this stunning view has not been available in this highly desirable complex since 2020.

Beautifully maintained, this 2-bedroom, 3.5-bathroom townhome has been lovingly cared for by its original owner since new. Nestled in a prime location, it backs onto lush green space and a serene pond, offering unobstructed mountain views, and is just a 5-minute walk to the LRT for ultimate convenience. With a sunny south-facing rear exposure, this home is filled with natural light year-round.

Step inside to discover 9-ft ceilings on all three levels, enhancing the sense of space and elegance. The open-concept main floor features rich hardwood floors, a bright and spacious den, and a modern kitchen perfect for entertaining. Enjoy seamless indoor-outdoor living with decks on both the main and upper floors, plus a covered patio off the fully developed walk-out basement.

Upstairs, both generously sized bedrooms include walk-in closets and private ensuites. The fully finished basement provides extra living space with a walkout to the landscaped backyard. Stay comfortable year-round with central air conditioning and the convenience of a double attached garage â€“ insulated and drywalled.

With fresh paint throughout, this home is truly



move-in ready! Plus, enjoy exclusive access to the community recreation centre, fitness room, tennis and basketball courts. Don't miss this exceptional opportunity – schedule your viewing today!

Built in 2002

### Essential Information

MLS® #	A2204672
Price	\$625,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	104 Rocky Vista Terrace Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G7

### Amenities

Amenities	Fitness Center, Recreation Facilities, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan,
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	Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Glass Doors, Living Room, Mantle, Brick Facing
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Behind, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	12
Zoning	DC
HOA Fees	25
HOA Fees Freq.	MON

## Listing Details

Listing Office	Real Estate Professionals Inc.
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