

# \$450,000 - 119 Rocky Vista Terrace Nw, Calgary

MLS® #A2218038

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,326 sqft  
Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautifully maintained townhome in the desirable community of Rocky Ridge. This thoughtfully designed home offers comfort, functionality, and style—ideal for first-time buyers, down-sizers, or investors alike. Enter through the main level where you'll find a single attached garage for your convenience. Up a short flight of stairs, the bright and open main living area awaits, featuring vaulted ceilings and abundant natural light thanks to its southern exposure. The open-concept layout creates a seamless flow between the spacious living room, dining area, and kitchen—perfect for entertaining. The living room boasts a cozy gas fireplace, while the kitchen impresses with granite countertops, ample cabinet and counter space, a separate pantry. You'll love spending warm spring and summer evenings on the large private balcony. Enjoy ultimate privacy with two generously sized bedrooms located on opposite sides of the unit. The primary suite features a walk-in closet and a 4-piece ensuite with a relaxing soaker tub and separate shower. The second bedroom is well-sized and conveniently located near the additional 4-piece bathroom. For added ease, the home includes in-suite laundry and built-in desk area—perfect for a home office or study nook. Located just steps from transit and the C-Train, commuting is a breeze. Plus, the affordable annual HOA fee allows access to the exclusive Rocky Ridge Lake Club, where residents can enjoy a fitness centre, games



room, theatre, and rentable activity roomâ€”perfect for hosting events or social gatherings. This is your opportunity to enjoy a low-maintenance lifestyle with top-tier amenities in a prime location. Donâ€™t miss outâ€”book your private showing today!

Built in 2001

### Essential Information

MLS® #	A2218038
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,326
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	119 Rocky Vista Terrace Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G6

### Amenities

Amenities	Fitness Center, Racquet Courts, Visitor Parking
Parking Spaces	1
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen
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Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s)

Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	4
Zoning	DC
HOA Fees	25
HOA Fees Freq.	MON

## Listing Details

Listing Office	Charles
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