



## 345 Rocky Vista Park Calgary Alberta

\$355,000

OPEN HOUSE SUNDAY NOV 12th 2:00 TO 4:00 PM This condo offers an unparalleled living experience with its remarkable features and stunning views. Situated on the top floor, it boasts an unobstructed view stretching all the way to Canada Olympic Park from the living room, the master bedroom, and the balcony. The cathedral ceiling and peak window in the living room enhance the overall ambiance, creating a spacious and fabulous atmosphere. Two well-appointed bedrooms, each with their own bathroom, are thoughtfully separated by the living room, ensuring a peaceful night's sleep without any "snore sharing" inconveniences. The master bedroom also features a massive walk-in closet with ample space for your wardrobe. The living room is further enhanced by a cozy gas fireplace, and the kitchen is equipped with maple cupboards and like-new appliances, including a self-clean oven. The unit has been freshly painted in a neutral color, offering a clean and inviting canvas for your personal touch. Beyond the living spaces, this condo offers an array of amenities that make it a true gem. Enjoy a great balcony off the living room with a storage shed and elevated ceiling height, providing a relaxing outdoor retreat. In-suite washer and dryer are included for your convenience, and utilities, including natural gas and water, are covered. The building provides secure assigned underground parking with 24-hour video surveillance, while a large visitor parking lot is available in front of the building. For commuters, a 5-minute walk takes you to the LRT station, offering a quick 10-minute ride to the University and a 20-minute ride to downtown. Small pets allowed with board approval. (id:6769)

Living room 19.58 Ft x 15.25 Ft

Other 11.58 Ft x 10.58 Ft

Primary Bedroom 13.17 Ft x 10.33 Ft

Bedroom 10.25 Ft x 9.00 Ft

3pc Bathroom 7.83 Ft x 5.67 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Storage 4.50 Ft x 3.33 Ft

Listing Presented By:



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773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net