

# \$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

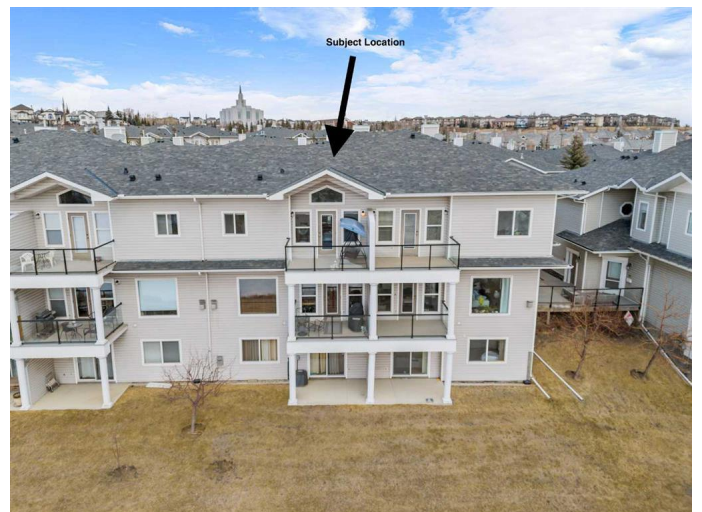
RARE OPPORTUNITY â€“ Stunning Townhome with Breathtaking Views! Homes like this rarely become available! A property with this stunning view has not been available in this highly desirable complex since 2020.

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, |
|-------------------|--|

|                 |   |
|-----------------|---|
|                 | 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      | Gas, Glass Doors, Living Room, Basement, Brick Facing, Mantle   |
| 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 | 5                |
| Zoning         | DC               |
| HOA Fees       | 25               |
| HOA Fees Freq. | MON              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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