

# \$520,000 - 138 Rocky Vista Circle Nw, Calgary

MLS® #A2232053

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,384 sqft  
Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

HOME SWEET HOME! Welcome to this beautifully updated 3 bedroom, 2.5 bathroom home with a fully finished WALKOUT BASEMENT offering amazing modern maintenance free living in the desirable NW community of Rocky Ridge. Youâ€™re going to fall in love with this exquisitely updated home! Recent upgrades include a BRAND NEW fridge, range, dishwasher, water tank, furnace, A/C, humidifier, garage door, shower door, interior doors, and fresh paint throughout, so itâ€™s move-in ready with all the big stuff already done! The main floor features a bright open-concept layout with a large, updated kitchen that flows into the dining and living room. Tons of natural light pours in all day. Youâ€™ll also find a 2-piece bathroom and direct access to the garage on this level. Upstairs, thereâ€™s a spacious primary bedroom with a lovely 3 piece ensuite bathroom, plus a den perfect for a private home office. Two more bright bedrooms and a full bathroom complete the upper floor. Downstairs, the WALKOUT BASEMENT is fully finished with a recreation room, laundry area, and access to a lovely green space. Living here means youâ€™re just steps from all the amazing, exclusive amenities at The Lake Club such as a fitness room, party room, theatre, basketball & tennis courts, beach volleyball, and more. Only a 10-minute walk to the LRT and just minutes to the YMCA, shops, and restaurants. This community is truly a gem with walking paths, ponds, fountains, and



beautiful Mountain views. This is a perfect opportunity for investors and home buyers alike. Book your private viewing of this GEM today!

Built in 2001

### **Essential Information**

MLS® #	A2232053
Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.05
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	138 Rocky Vista Circle Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B9

### **Amenities**

Amenities	Fitness Center, Other, Park, Parking, Playground, Recreation Facilities, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	12
Zoning	M-CG d38
HOA Fees	25
HOA Fees Freq.	MON

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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