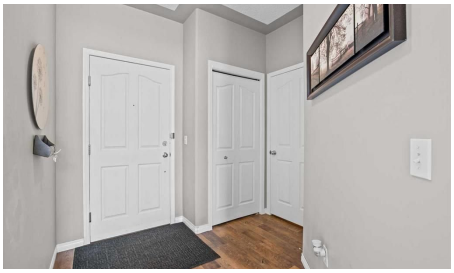
427 345 Rocky Vista Park NW

Calgary | Active | MLS® A2340027

$299,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2002**	**833.88 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to this bright and inviting top-floor home in the sought-after Pavilions of Rocky Ridge. Vaulted ceilings soaring over 10 feet and expansive windows create an airy feel, while the east-facing exposure offers beautiful natural light.

The spacious living room is centred around a stone-surround gas fireplace and opens onto a private balcony through a Phantom screen door. One of the standout features is the exceptionally large storage room located directly off the balcony-perfect for seasonal items, sporting equipment, and more.

The functional kitchen offers plenty of white cabinetry, a tile backsplash, and stainless steel appliances, with an open design that keeps the kitchen connected to the main living and dining areas. New blinds throughout provide an additional recent update.

The well-planned 2-bedroom, 2-bathroom layout places the bedrooms on opposite sides of the main living space for added privacy. The primary retreat features a walk-in closet and private 3-piece ensuite, while the second bedroom is conveniently located near the additional full bathroom.

Enjoy the convenience of in-suite laundry, titled underground parking, and bicycle storage. Ownership also provides access to the Rocky Ridge Lake Club, with amenities including an exercise room, games room, movie room, sauna, tennis courts, and volleyball court.

Ideally situated near the LRT, shopping, walking and biking pathways, and with quick access to Stoney Trail, this top-floor condo combines a spacious floor plan, excellent storage, great amenities, and a fantastic Rocky Ridge location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340027
Bedrooms	2
Bathrooms	2
Year Built	2002
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	833.88 sq. ft.
Condo Fee:	$456.58
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Monthly
Front Exposure:	South
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	5
Year built:	2002 (Age: 24)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0211013
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$25.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Pavilions at Rocky Ridge
Community:	Rocky Ridge
Amenities:	Clubhouse, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 10'4" × 9'1" ·
Main Floor	Foyer · 8'6" × 7'10" ·
Main Floor	Kitchen · 11'8" × 10'7" ·

Main Floor	Living Room · 20'10" × 15'9" ·
Main Floor	Bedroom - Primary · 13'3" × 10'5" ·
Main Floor	Storage · 4'2" × 3'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2 d158
Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/427-345-rocky-vista-park-nw-calgary-a2340027/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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