

\$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 | Driveway, Front Drive, Garage Door Opener, Single Garage Attached, Concrete Driveway, Garage Faces Front |
| # 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), Microwave, Range, Refrigerator, Stove(s), Washer, Window Coverings, Humidifier |
| 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 | 6 |
| Zoning | M-CG d38 |
| HOA Fees | 25 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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