# \$509,900 - 92 Rocky Vista Circle Nw, Calgary

MLS® #A2234392

### \$509,900

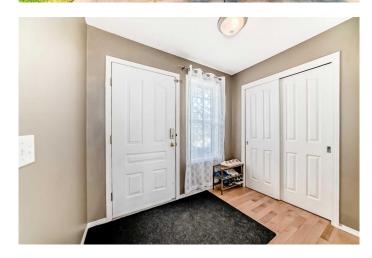
3 Bedroom, 2.00 Bathroom, 1,352 sqft Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 92 Rocky Vista Circle NW! This beautifully renovated, multi-level townhome offers over 1,900 sq.ft. of finished living space, featuring 3 spacious bedrooms, 1.5 bathroom, a single attached garage, central A/C, and a fully finished walk-out basement with a private backyard. Ideally located in the desirable community of Rocky Ridge, this home is within walking distance to the Tuscany C-Train Station and just 5 minutes from the Shane Homes YMCA, one of the largest and most fully equipped recreational facilities in Calgary. You'll also enjoy nearby parks, playgrounds, schools, community centers, and shopping. Inside, you're welcomed by large windows and an open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen offers ample cabinetry, laminate countertops, a walk-in pantry, and a sit-up islandâ€"perfect for casual meals or entertaining. Step out onto the sunny south-facing deck, ideal for relaxing with a cold drink on a warm day. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom. The fully finished walk-out basement expands your living space with a large rec room, cozy living area, and a built-in barâ€"perfect for entertaining. This move-in-ready home offers flexibility, space, and unbeatable convenienceâ€"book your showing today!







Built in 2003

#### **Essential Information**

MLS® # A2234392 Price \$509,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,352
Acres 0.05
Year Built 2003

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 92 Rocky Vista Circle Nw

Subdivision Rocky Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3G 5B9

#### **Amenities**

Amenities Fitness Center, Park, Playground, Recreation Facilities, Visitor Parking

Parking Spaces 3

Parking Single Garage Attached

# of Garages 3

#### Interior

Interior Features Kitchen Island, Laminate Counters, No Animal Home, Dry Bar

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave,

Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Partial, Walk-Out

#### **Exterior**

Exterior Features Balcony, Playground, Private Yard

Lot Description Back Yard, Lawn Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 8

Zoning M-CG d38

HOA Fees 25

HOA Fees Freq. MON

# **Listing Details**

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.