

# \$495,000 - 92 Rocky Vista Circle Nw, Calgary

MLS® #A2234392

**\$495,000**

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 island—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 bar—perfect for entertaining. This move-in-ready home offers flexibility, space, and unbeatable convenience—book your showing today!

Built in 2003



## Essential Information

MLS® #	A2234392
Price	\$495,000
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	Dry Bar, Kitchen Island, Laminate Counters, No Animal Home
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        33  
Zoning                    M-CG d38  
HOA Fees                25  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            Homecare Realty Ltd.

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