

# \$500,000 - 88 Rocky Vista Circle Nw, Calgary

MLS® #A2237648

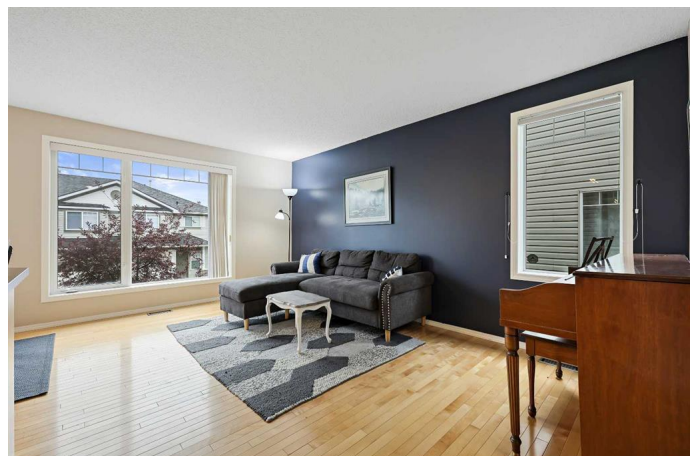
**\$500,000**

3 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this beautifully maintained corner unit townhome nestled in the desirable community of Rocky Ridge. Offering a blend of comfort, functionality, and location, this charming home features three spacious bedrooms, one and a half bathrooms, a fully finished walkout basement, and a single attached garage. From the moment you step inside, you're welcomed by an abundance of natural light that fills the open-concept main floor, creating a warm and inviting space ideal for both relaxing and entertaining. The living room flows seamlessly into the heart of the home—a thoughtfully designed kitchen complete with stainless steel appliances, a generous central island with under-counter storage, a pantry for storage of small appliances and everyday baking needs, and ample prep space for everyday cooking or hosting. Just off the kitchen, the spacious dining area comfortably accommodates a large table and leads to the back deck, perfect for enjoying your morning coffee or summer BBQs. Upstairs, you'll find three sizeable bedrooms, all featuring south-facing windows that flood the rooms with natural light. The primary suite is highlighted by a large walk-in closet, providing ample storage for clothing and accessories. A bright 4-piece bathroom completes the upper level, serving the entire family with ease. The fully finished walkout basement is a standout feature, offering an expansive family room with a cozy corner fireplace, ideal for curling up on chilly



evenings. Sliding doors lead to a private patio space, expanding your living area to the outdoors and creating a versatile spot for entertaining or quiet relaxation. A dedicated laundry room and additional storage complete the basement level. The attached single garage adds everyday convenience and secure parking, while visitor parking is close by for guests. Situated in the vibrant community of Rocky Ridge, this home provides access to the Lakes of Rocky Ridge community centre, offering amenities such as a fitness centre, library, and movie theatre. Outdoor enthusiasts will love the nearby walking and biking trails, scenic parks, and quick access to the mountainsâ€”just five minutes to Highway 1 for a weekend getaway. Commuters will appreciate being a five-minute walk to the LRT, making it easy and eco-friendly to get around the city. You're also just minutes away from the Shane Homes YMCA and Royal Oak Centre, home to shops, dining, and essential services. With pride of ownership evident throughout, this townhome truly offers the best of lifestyle, convenience, and location.

Built in 2001

**Essential Information**

MLS® #	A2237648
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,349
Acres	0.05
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status Active

### Community Information

Address 88 Rocky Vista Circle Nw  
Subdivision Rocky Ridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3B 5G9

### Amenities

Amenities Park, Playground, Fitness Center, Parking, Recreation Facilities, Snow Removal, Trash, Visitor Parking  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features None  
Lot Description Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Lawn  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed July 17th, 2025

Days on Market	1
Zoning	M-CG d38
HOA Fees	25
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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