

\$419,750 - 105 Rocky Vista Terrace Nw, Calgary

MLS® #A2265515

\$419,750

2 Bedroom, 2.00 Bathroom, 1,329 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

OPEN HOUSE Tuesday OCTOBER 28 from 3 to 5 PM. Looking for LOW MAINTENANCE living close to amenities in NW Calgary? Practical and appealing, this townhome is ideal for first time home buyers or those wanting to downsize. With 2 bedrooms and 2 baths on ONE LEVEL in ROCKY RIDGE BROWNSTONES, this home is extremely bright and spacious. The thoughtful layout with 1329 square feet, plus 12 foot vaulted ceilings in the living and dining areas, opens onto a huge balcony, providing abundant sunlight with south exposure. The living room includes a stone faced, gas fireplace with mantle, built-in shelf space and a separate work desk. The adjacent dining room and kitchen with eating bar and pantry create functional entertaining and daily living spaces. The separated bedrooms are functional, private sleeping areas. The primary bedroom offers a ensuite with corner soaker tub, separate shower and walk-in closet. The second bedroom is located next to the four piece bath and ensuite laundry. Light coloured maple hardwood, tile flooring and neutral paint colour create a decor which is adaptable to modern or traditional styling. Amenities are abundant with access to the Rocky Ridge Ranch Homeowners Association facilities (\$25 per month), close proximity to LRT station and Stoney & Crowchild Trails, plus extensive retail shopping and services minutes away. The monthly condo fee of \$389 includes professional management, exterior



maintenance, snow removal and landscaping to support a carefree lifestyle. An attached single garage, plus front driveway, provides parking for two vehicles. This nicely presented, well located townhome is ready for November occupancy.

Built in 2001

Essential Information

MLS® #	A2265515
Price	\$419,750
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,329
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	105 Rocky Vista Terrace Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5G6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Open Floorplan
-------------------	--------------------------------

Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)
HOA Fees	25
HOA Fees Freq.	MON

Listing Details

Listing Office	Calgary West Realty
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.