

# \$495,000 - 235 Rocky Vista Circle Nw, Calgary

MLS® #A2242942

## \$495,000

3 Bedroom, 2.00 Bathroom, 1,373 sqft

Residential on 0.04 Acres

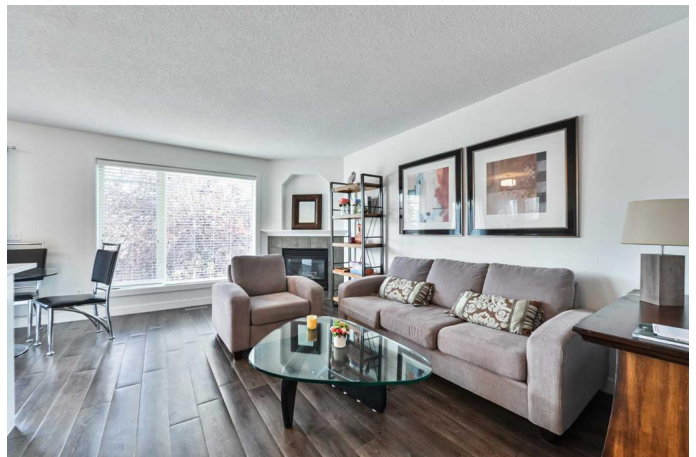
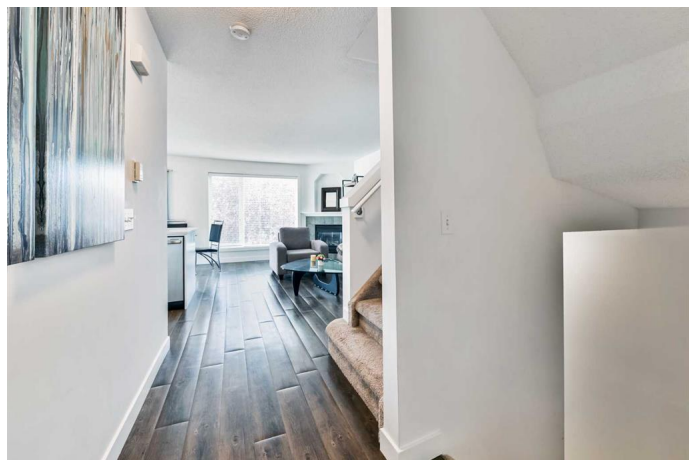
Rocky Ridge, Calgary, Alberta

Come view the this well appointed townhome within the The Georgetowns at Rocky Ridge complex. The townhome has been updated with newer counters , flooring and developed walkout basement . The townhome is a two storey with an open floor plan . The main floor has a large open living room space , modernized kitchen and full size for dining room. The kitchen / dining room opens onto patio doors with balcony. The main floor also has a 2 pce bathroom , and access to single attached garage . The second floor has three full size bedrooms , with the primary bedroom ( 11'.9" x 16' ) that includes a walkin closet. The walkout basement has been developed with a full size family room with patio doors opening to nicely concrete patio and backyard.

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242942    |
| Price          | \$495,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,373       |
| Acres          | 0.04        |
| Year Built     | 2002        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Row/Townhouse          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 235 Rocky Vista Circle Nw |
| Subdivision | Rocky Ridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 5B8                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Closet Organizers                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas                                                    |
| # of Stories      | 2                                                      |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Back Yard                |
| Roof              | Asphalt, Asphalt Shingle |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 28th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 84  |
| Zoning         | SR  |
| HOA Fees       | 25  |
| HOA Fees Freq. | MON |

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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