

# \$499,000 - 138 Rocky Vista Circle Nw, Calgary

MLS® #A2232053

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,384 sqft  
Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

HOME SWEET HOME! Welcome to this beautifully updated 3 bedroom, 2.5 bathroom home with a fully finished WALKOUT BASEMENT offering amazing modern maintenance free living in the desirable NW community of Rocky Ridge. Youâ€™re going to fall in love with this exquisitely updated home! Recent upgrades include a BRAND NEW fridge, range, dishwasher, water tank, furnace, A/C, humidifier, garage door, shower door, interior doors, and fresh paint throughout, so itâ€™s move-in ready with all the big stuff already done! The main floor features a bright open-concept layout with a large, updated kitchen that flows into the dining and living room. Tons of natural light pours in all day. Youâ€™ll also find a 2-piece bathroom and direct access to the garage on this level. Upstairs, thereâ€™s a spacious primary bedroom with a lovely 3 piece ensuite bathroom, plus a den perfect for a private home office. Two more bright bedrooms and a full bathroom complete the upper floor. Downstairs, the WALKOUT BASEMENT is fully finished with a recreation room, laundry area, and access to a lovely green space. Living here means youâ€™re just steps from all the amazing, exclusive amenities at The Lake Club such as a fitness room, party room, theatre, basketball & tennis courts, beach volleyball, and more. Only a 10-minute walk to the LRT and just minutes to the YMCA, shops, and restaurants. This community is truly a gem with walking paths, ponds, fountains, and



beautiful Mountain views. This is a perfect opportunity for investors and home buyers alike. Book your private viewing of this GEM today!

Built in 2001

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2232053      |
| Price          | \$499,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,384         |
| Acres          | 0.05          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 138 Rocky Vista Circle Nw |
| Subdivision | Rocky Ridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 5B9                   |

**Amenities**

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Other, Parking, Playground, Recreation Facilities, Snow Removal, Trash, Visitor Parking, Park |
| Parking Spaces | 3                                                                                                             |
| Parking        | Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached      |
| # of Garages   | 1                                                                                                             |

**Interior**

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range, Refrigerator, Stove(s), Washer, Window Coverings                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                        |

## Exterior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                                                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Treed, Views, City Lot, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 43              |
| Zoning         | M-CG d38        |
| HOA Fees       | 25              |
| HOA Fees Freq. | MON             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber 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.