

**235 Rocky Vista Circle NW
Calgary, Alberta**

MLS # A2242942



\$519,900

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Rocky Ridge | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,373 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt, Asphalt Shingle | Condo Fee: | \$ 397 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | SR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers | | |

Inclusions: Fridge , Stove , Washer , Dryer , Dishwasher

Come view the this well appointed townhome within the The Georgetown's 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.