

# \$495,000 - 92 Rocky Vista Circle Nw, Calgary

MLS® #A2234392

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.05 Acres

Rocky Ridge, Calgary, Alberta

Welcome to 92 Rocky Vista Circle NW! This beautifully renovated, multi-level townhome offers over 1,900 sq.ft. of finished living space, featuring 3 spacious bedrooms, 1.5 bathroom, a single attached garage, central A/C, and a fully finished walk-out basement with a private backyard. Ideally located in the desirable community of Rocky Ridge, this home is within walking distance to the Tuscany C-Train Station and just 5 minutes from the Shane Homes YMCA, one of the largest and most fully equipped recreational facilities in Calgary. You'll also enjoy nearby parks, playgrounds, schools, community centers, and shopping. Inside, you're welcomed by large windows and an open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen offers ample cabinetry, laminate countertops, a walk-in pantry, and a sit-up island—perfect for casual meals or entertaining. Step out onto the sunny south-facing deck, ideal for relaxing with a cold drink on a warm day. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom. The fully finished walk-out basement expands your living space with a large rec room, cozy living area, and a built-in bar—perfect for entertaining. This move-in-ready home offers flexibility, space, and unbeatable convenience—book your showing today!

Built in 2003



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2234392      |
| Price          | \$495,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,352         |
| Acres          | 0.05          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 92 Rocky Vista Circle Nw |
| Subdivision | Rocky Ridge              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 5B9                  |

## Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Fitness Center, Park, Playground, Recreation Facilities, Visitor Parking |
| Parking Spaces | 3                                                                        |
| Parking        | Single Garage Attached                                                   |
| # of Garages   | 3                                                                        |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Dry Bar, Kitchen Island, Laminate Counters, No Animal Home                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                        |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| Has Basement      | Yes                                                                                                          |

Basement                      Partial, Walk-Out

**Exterior**

Exterior Features    Balcony, Playground, Private Yard  
Lot Description        Back Yard, Lawn  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             June 26th, 2025  
Days on Market        37  
Zoning                   M-CG d38  
HOA Fees                25  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            Homecare 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.