

\$425,000 - 110, 260 Rowley Way Nw, Calgary

MLS® #A2086566

\$425,000

2 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.00 Acres

Haskayne, Calgary, Alberta

Welcome to luxurious living at its finest! This stunning 2-bed, 2.5-bath townhome offers a spacious and open floor plan spread across three levels. Experience this exclusive opportunity to be among the pioneering homeowners in Rockland Park, Calgary. Zen Townhomes by Avalon Master Builders represents the best of modern efficiency. Open the front door coat closet and you will be shocked at the room in there for all your outdoor accessories, shoes and coats. The kitchen is one of the highlights of this home with top-of-the-line appliances, quartz countertops, eat in breakfast bar, an island, and a custom pantry. There is a beautifully designed built-in deck in the yard where you can host memorable summer barbecues or relax with a glass of wine. All lawn maintenance is done by the condo board - so no lawn mower required! And there is an underground sprinkler system to keep your grass looking its finest. The main floor is completed with a half bathroom and a storage area off the kitchen large enough for a small freezer to keep your Costco goodies on hand!

On the second level you will find 2 bedrooms, laundry, and a 4-piece bathroom. The master will fit a king size bed and is equipped with a 3-piece ensuite and the beautiful his/hers custom closets. The second bedroom makes a perfect room for kids, an office, or a guest suite with more custom closets!

The third level is a large loft space for a 3rd



bedroom, office or rec/media room. The rooftop patio provides breathtaking panoramic views of the river and mountains, creating the perfect oasis for enjoying your morning coffee, entertaining, or unwinding at the end of the day.

Featuring extra storage, custom closets and pantry, this home offers ample storage space to keep your belongings organized and easily accessible. You'll also appreciate the convenience of two titled parking stalls, ensuring you never have to worry about finding parking. Central Air and a smart home heating system allow for comfort all year round at your fingertips.

Don't miss your chance to call this incredible townhome your own. Contact us today and experience the epitome of luxury living! Schools: Your kids can bike or walk to school with a new CBE K-9 planned right in the community.

Sustainability:Sustainable design incorporating natural features and vegetation, recreation with 4-season approach to amenities and health.

Parks & Pathways: 80 acres of park space. Large central park system that connects residents to the escarpment. With well connected multi-use pathways, sidewalks and trails, Rockland Park promotes pedestrian connectivity and active transportation, leading to healthier living all year round.

Built in 2021

Essential Information

MLS® #	A2086566
Price	\$425,000
Sold Price	\$430,000
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	110, 260 Rowley Way Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H5

Amenities

Amenities	Clubhouse, Community Gardens, Other, Outdoor Pool, Park, Playground, Recreation Facilities, Visitor Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, See Remarks, Smart Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, See Remarks, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Barbecue, Garden, Other, Playground, Private Yard, Tennis Court(s)
Lot Description	Back Yard, Close to Clubhouse, Creek/River/Stream/Pond, Environmental Reserve, Low Maintenance Landscape, Underground Sprinklers, Other, Private, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 26th, 2023
Days on Market	13
Zoning	M-1
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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