

\$298,000 - 313, 260 Rowley Way Nw, Calgary

MLS® #A2126450

\$298,000

1 Bedroom, 1.00 Bathroom, 512 sqft

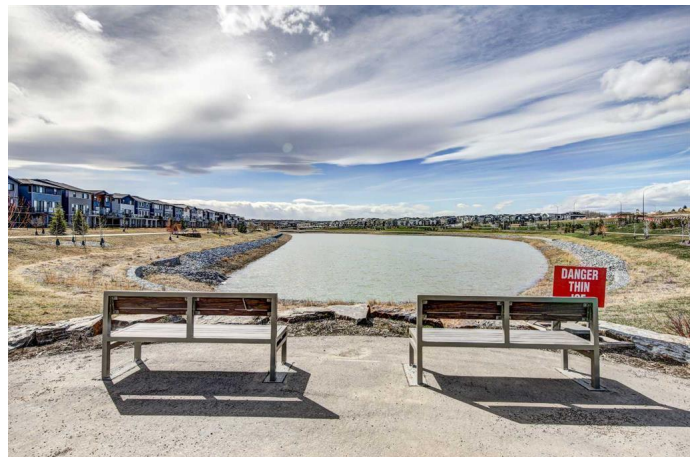
Residential on 0.00 Acres

Haskayne, Calgary, Alberta

First time home buyers or INVESTORS; this one is a MUST see!! Unlock incredible SHORT-TERM RENTAL POTENTIAL with this new townhouse unit located in the first master-planned Northwest community of Rockland Park. Being a master planned community you have great access to the ring road which will get you to the mountains quickly or downtown. It is surrounded by The Beaspaw Reservoir, yet still close to the Tuscany amenities, and the C-Train. This Townhouse is an Avalon Master Builder one bed, one bath unit with really low Condo fees (\$122/mo) which offers a cozy and energy-efficient living space, blending modern amenities with a convenient location. With 512 square feet of living area, this property is tailor-made for a low-maintenance lifestyle. Step inside to an open concept design creating a spacious and inviting atmosphere. The kitchen boasts stainless steel appliances, elegant quartz countertops, and cabinets extending to the ceiling with soft-close doors and drawers—a touch of luxury for your daily routine. The townhome features a 151 SF west-facing patio—a perfect spot for enjoying your favorite book, or hosting small gatherings with friends. Commuters benefit from quick access to Stoney Trail, Crowchild and 16th Ave.

Built in 2023

Essential Information



MLS® #	A2126450
Price	\$298,000
Sold Price	\$283,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	512
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Sold

Community Information

Address	313, 260 Rowley Way Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M4

Amenities

Amenities	Dog Park, None, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Environmental Reserve
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 3rd, 2024
Days on Market	7
Zoning	M-1
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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