

\$565,000 - 202, 260 Rowley Way Nw, Calgary

MLS® #A2149460

\$565,000

3 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.00 Acres

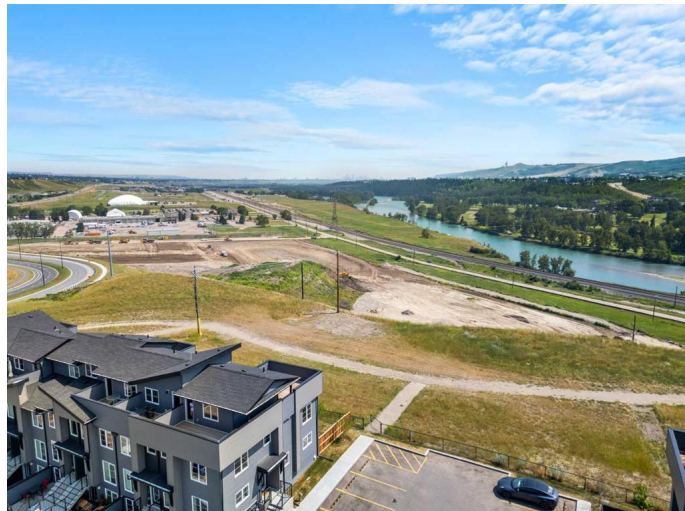
N/A, Calgary, Alberta

Luxurious living awaits you in one of Calgary's newest and most sought-after communities, Rockland Park. This exceptional 3-bedroom, 2.5-bathroom end-unit Zen energy-efficient townhome, proudly built by Avalon Master Builder, exudes countless upgrades, generous living space, and a massive wrap-around third-story private rooftop patio overlooking the Bow River Valley.

The main floor features a large living room and an upgraded kitchen with shaker cabinets, quartz countertops, a gas range, reverse osmosis, and a subway tile backsplash. You will also find access to the private south-facing fenced backyard that backs onto greenspace overlooking the Bow River, golf course, downtown views, and Canada Olympic Park. Additionally, there is a 2-piece bathroom, utility room, and storage space.

Upstairs, the second story boasts the main bathroom, two generous bedrooms, laundry, and a primary suite with a walk-in closet and an upgraded ensuite bathroom with an oversized walk-in shower. The private third story is an entertainer's dream, equipped with rough-in plumbing for a wet bar and access to your wrap-around rooftop patio. This space can be converted into a guest suite, bonus room for entertaining, office, or secondary primary suite.

Rockland Park, developed by Brookfield Residential, is a community unlike any other in Calgary, featuring a K-9 school to be built and countless amenities for year-round enjoyment,



including an outdoor swimming pool and hot tub, a two-tiered multi-age playground, firepits, a casual skating/adventure trail, a hockey rink/basketball/modular skateboard area, pickleball courts/amphitheatre, change rooms, and more. These amenities are only a 5-minute walk from your front door. Enjoy quick access to nearby amenities, Stoney Trail Ring Road, easy access to the mountains, and a short commute to downtown via car or the Crowfoot C-Train Station.

For more information on the community, visit Rockland Park Homeowners Association.

Built in 2022

Essential Information

MLS® #	A2149460
Price	\$565,000
Sold Price	\$555,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,853
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	202, 260 Rowley Way Nw
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H5

Amenities

Amenities	Clubhouse, Outdoor Pool, Park, Picnic Area, Playground, Pool, Recreation Room
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Lawn, Low Maintenance Landscape, No Neighbours Behind, Level, Views
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 9th, 2024
Days on Market	14
Zoning	M-1
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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