

\$485,000 - 118, 260 Rowley Way Nw, Calgary

MLS® #A2160231

\$485,000

2 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.00 Acres

Haskayne, Calgary, Alberta

2 Bedrooms + 2.5 Bathrooms + 1 Rooftop Studio (and wet bar) + Rooftop Patio + Former Showhome with Upgrades -- Welcome to this exquisite townhome located in the beautiful community of Rockland Park in NW Calgary. Originally designed as a show home, this property features a thoughtfully designed dual master bedroom layout on the second floor, each with its own private ensuite. The main floor offers a bright and functional living room, a convenient 2-pc bathroom, and a stylish kitchen with pantry that leads out to your private fenced backyard. On the fully finished third floor, you'll find a versatile space with a wet bar, built-in cabinets, and a beverage fridge, providing the ideal space to work from home, gather with family, or entertain guests. It also gives you access to the rooftop patio overlooking the Bow River Valley and downtown Calgary. As a former show home, this property is loaded with upgrades - fully developed rooftop studio, elegant railings on all levels, storage space under the staircase, durable laminate flooring throughout the main & third floors, and builder's window covering package. Prime location in the community - scenic view of the valley and city, right next to a nature pathway, steps away from the clubhouse. Rockland Park homeowners enjoy year-round recreation through the exclusive Homeowner Association - an outdoor swimming pool, hot tub, playground, central fire pit, casual skate trail, hockey rink area, pickleball courts, and an amphitheater,



ensuring activities for every season. (The staging photos showcase this actual unit during its time as a show home, highlighting its impeccable design.)

Built in 2021

Essential Information

MLS® #	A2160231
Price	\$485,000
Sold Price	\$470,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	118, 260 Rowley Way Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H5

Amenities

Amenities	Clubhouse
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Wet Bar
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Appliances	Bar Fridge, Built-In Electric Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2024
Date Sold	September 20th, 2024
Days on Market	25
Zoning	M-1
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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