$499,900 - 211, 260 Rowley Way Nw, Calgary

MLS® #A2170791

$499,900

2 Bedroom, 3.00 Bathroom, 1,377 sqft
Residential on 0.00 Acres

Haskayne, Calgary, Alberta

Enjoy breathtaking views of the city skyline, Canada Olympic Park (COP), the Bow River, and the valley from the kitchen, master bedroom, or third-floor bonus room, with the northwest-facing rooftop patio showcasing panoramic mountain views and offering a serene, private setting. The south-facing backyard provides spectacular vistas of COP, the valley, and the Bow River, creating a million-dollar view experience throughout the home. Nestled in a quiet, safe neighborhood with friendly neighbors, this home offers a peaceful living environment free from noise. Nearby, youâ€™ll find extensive walking and biking paths, a beautifully lit pond perfect for romantic night walks, and parks for children. Scenic viewpoints throughout the area present stunning views of the river, valley, and mountains. Additionally, the soon-to-be-completed HOA building will offer incredible amenities, including an underground pool, hot tub, ice rink, skating trail, pickleball court, fitness studio, cafÃ©, and more. Inside, the home features an open-concept main level equipped with upgraded Samsung appliances, including a gas stove and microwave, as well as quartz countertops and a spacious island. Soft-close drawers and upgraded undermount sinks in both the kitchen and second-floor bathrooms, along with vanity drawers, enhance the homeâ€™s luxurious feel. Vinyl plank flooring extends across the main, second, and third floors, and two parking spots, one titled and assessed at $10,000, add

further value. Stay comfortable year-round with air conditioning and enjoy ample lighting thanks to pot lights throughout the home. Stylish window coverings, including black out blinds   in the bedrooms, and new curtains on the front window offer both privacy and elegance. Practical features include pantry storage next to the back door and under the stairs. The fenced-in, dog-friendly backyard backs onto a nature path that will eventually connect to the town of Cochrane along the Bow River, with a gate providing secure access. This home is also Airbnb-ready, as the condo board permits short-term rentals, making it an excellent investment opportunity. A unique luxurious home   that offers a potential income source!

Built in 2022

Essential Information

MLS® #	A2170791
Price	$499,900
Sold Price	$485,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	211, 260 Rowley Way Nw
Subdivision	Haskayne
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L0A2

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Recreation Facilities, Outdoor Pool
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Level, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 25th, 2024
Days on Market	21
Zoning	M-1
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)