

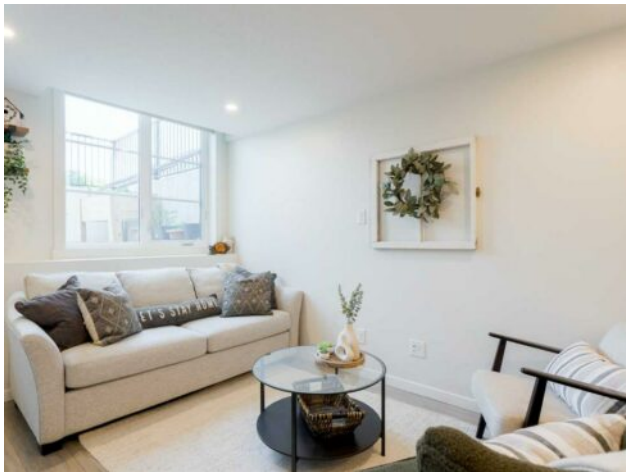


**GRASSROOTS**  
REALTY GROUP

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104, 260 Rowley Way NW  
Calgary, Alberta

MLS # A2223376



**\$257,000**

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	576 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 142
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

**Inclusions:** All Attached Shelving, All Attached Mirrors, All Attached Lighting

Welcome to Rockland Park! This charming single-family townhome offers low-maintenance living in one of Calgary's newest and most vibrant communities. Built in 2022, this stylish 1-bedroom, 1-bathroom home has been FRESHLY PAINTED and updated with LUXURY VINYL PLANK flooring throughout. The kitchen features DARK CABINETRY, a convenient PENINSULA ISLAND, and a PANTRY, offering both functionality and modern appeal. WINDOW COVERINGS are included, so you can move right in and enjoy. Step outside to your OVERSIZED FRONT PATIO—perfect for morning coffee or evening relaxation. With LOW MONTHLY CONDO FEES and incredible value in the included Homeowners Association amenities, you'll enjoy exclusive access to a PRIVATE-RESIDENT ONLY facility featuring an outdoor POOL (that is heated from June-September), HOT TUB, GYM, PICKLE BALL COURTS, SKATING RINK (in winter), and a spacious CLUBHOUSE. Rockland Park is thoughtfully designed for lifestyle and convenience, with scenic WALKING PATHS, PARKS, and green spaces throughout the neighbourhood. A future school site is within walking distance, and recent expansion of city transit service now connects the community directly to the Tuscany LRT station, making commuting a breeze. Ideal for first-time buyers, down sizers, or investors looking for a low-maintenance home in a growing community—this is your opportunity to own in Rockland Park! Home inspection completed on June 9, 2025 for your convenience!