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547 Rowmont Boulevard NW Calgary, Alberta

MLS # A2251329



\$664,900

Division:	Haskayne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,692 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Outside		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind		

Water: **Heating:** High Efficiency, Forced Air, Natural Gas Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Cement Fiber Board, Other, Wood Frame R-Gm Foundation: **Utilities: Poured Concrete**

Features: Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: window coverings including blinds, rods and curtains.

This is one you won't want to miss! This brand-new ½ duplex is loaded with upgrades and perfectly blends comfort, style, and functionality. Beyond your front door, the community itself is a dream — offering an outdoor swimming pool, skating rink, year-round programming for all ages, and even a café to gather with friends and neighbours. Step onto the welcoming front porch and into a thoughtfully designed home where the open floor plan creates seamless sightline straight through to the sunny south-facing backyard and the beautiful oversized deck. The kitchen features brand-new appliances and a conveniently located half bath, while the living room invites you to relax with its cozy gas fireplace, oversized windows, and sliding glass doors that flood the space with natural light. Upstairs, you'll find two bright bedrooms, a bonus room, a full 4-piece bathroom, and a convenient laundry area. The spacious primary suite is a true retreat, designed to impress with both style and comfort. Perfect for first-time buyers, young families, or anyone looking for a smart investment, this home combines peace of mind with all the perks of modern living.