



GRASSROOTS
REALTY GROUP

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547 Rowmont Boulevard NW
Calgary, Alberta

MLS # A2251329



\$684,900

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		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Other, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
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:	none		

This is one you won't want to miss! This brand-new 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 cafe; 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 sightlines straight through to the sunny south-facing backyard. 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. The unfinished basement provides excellent potential — including the option to develop a legal suite to help supplement your mortgage. 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.