



GRASSROOTS
REALTY GROUP

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**104, 260 Rowley Way NW
Calgary, Alberta**

MLS # A2253980



\$239,900

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 stylish single-family townhome offers the perfect blend of modern comfort and low-maintenance living in one of Calgary's newest and most exciting communities. Built in 2022, this bright below-grade unit features 1 bedroom, 1 bathroom, and a fresh new look with LUXURY VINYL PLANK flooring and NEW PAINT throughout. The kitchen stands out with rich dark cabinetry, a PENINSULA ISLAND, and a PANTRY for extra storage. Window coverings are already included—just move in and start enjoying your new home. Relax or entertain on the OVERSIZED FRONT PATIO, a private outdoor retreat for morning coffee or evening downtime. With LOW monthly condo fees and exceptional Homeowners Association amenities, you'll have access to a HEATED OUTDOOR POOL (June–September), HOT TUB, FITNESS CENTRE, PICKLEBALL COURTS, WINTER SKATING RINK, and a welcoming CLUBHOUSE. The community itself is designed for connection and convenience, with parks, green spaces, and scenic walking paths throughout. A future school site is within walking distance, and recent transit expansion now links Rockland Park directly to the Tuscany LRT station—making commuting simple. Whether you're a first-time buyer, down-sizer, or investor, this property offers fantastic value in a growing neighbourhood. Bonus: a pre-listing home inspection (June 9, 2025) is available for your peace of mind.