



**412, 260 Rowley Way NW
Calgary, Alberta**

MLS # A2294759



\$265,000

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	516 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 154
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	None		

Step into modern, maintenance-free living in the vibrant community of Rockland Park. This well-designed one-bedroom, one-bathroom townhome offers approximately 516 sq. ft. of functional space and a generous 178 sq. ft. patio, making it an excellent opportunity for first-time buyers, downsizers, or investors (short-term rental/AirBnB allowed). Tucked into a quiet corner of the ZEN complex, this home enjoys a peaceful setting with scenic views toward the nearby pond, green space and serene pathways. Inside, the open-concept layout creates a comfortable flow between the living area and kitchen, maximizing every square foot. The kitchen is both stylish and practical, complete with full-size stainless steel appliances, quartz countertops, sleek cabinetry, a pantry closet and a convenient eating bar. The bedroom is bright and efficiently laid out, featuring his-and-hers closets, while the four-piece bathroom is finished with matching quartz surfaces. In-suite laundry with a full-size washer and dryer adds everyday convenience. This unit also includes durable laminate flooring throughout, recessed lighting, a private front gated patio for fresh air, and an assigned powered parking stall. Its main-floor entrance level offers easy access with minimal stairs. Located just steps from walking paths and the community pond, and close to the residents' centre with planned amenities such as an outdoor pool, hot tub, pickleball/basketball courts and child care. This home is perfectly positioned to enjoy everything Rockland Park has to offer. With quick connections to major routes like Stoney Trail, Crowchild Trail, and the Trans-Canada Highway, commuting and weekend getaways are effortless. A fantastic opportunity to own in a growing northwest community—don't miss it.