



**172 Rowmont Boulevard NW
Calgary, Alberta**

MLS # A2301537



\$674,900

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|------------------|---|---------------|------------------|
| Division: | Haskayne | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,492 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: Main floor living room wall mount TV and rack are negotiable.

Legalized basement secondary suite with separated front entry, good starter home or investment property, welcome to this very well kept half duplex in prestige Rockland Park (Haskayne). It situated directly across Rockland community center and the pond. It features vinyl flooring throughout, tiles in the bathrooms, 9 feet ceiling on the main and basement floors, quartz counter tops in the kitchen and bathrooms with undermount sinks, full height cabinets, and upgraded stainless steel appliances. Upper floor has 3 good size bedrooms, master bedroom with covered balcony overlooks the community center, the pond, and open view, ensuite with 4 pieces full bath, large walk in closet, and upper laundry room. Main floor with spacious dining area, large balcony, open kitchen with induction stove, built in microwave, chimney hood fan, and large fridge, and large living room with big windows. Walk up basement has been fully finished with legalized suite. It has large living room, spacious kitchen and dining area, 1 bedroom, and full bath room. It closes to the pond, community center, playground, and easy access to major roads. ** 172 Rowmont Blvd NW **