



260 Rowley Way Calgary Alberta

\$489,900

VISIT MULTIMEDIA LINK FOR FULL DETAILS, IMMERSIVE 360 VT AND FLOOR PLANS! Tucked into the scenic community of Rockland Park in NW Calgary, this like-new 3-bed, 2.5-bath townhome offers style, functionality, and serene surroundings. Backing onto the Bow River's park and pathway system--with no rear neighbours--you'll enjoy unmatched privacy and endless views just steps from your door. Located in Haskayne, one of Calgary's newest master-planned communities, this pet-friendly complex is surrounded by million-dollar homes and offers one of the most affordable ownership opportunities in the area. Inside, the main level features a bright open-concept layout with luxury vinyl plank flooring throughout. A spacious living and dining areas, and a modern kitchen come together seamlessly. The kitchen boasts ceiling-height cabinetry, quartz counters, stainless steel appliances (including a French door fridge with water and ice), subway tile backsplash, and a central island with bar seating. Step outside to your sunny South-facing backyard--perfect for morning coffee or evening relaxation as you view the amazing ravine, The Bow River & Valley Ridge Golf Course. A 2-piece powder room completes the main floor. Upstairs, find two generously sized bedrooms, including a primary suite with dual closets, a recessed nook for a dresser or vanity, and a private 3-piece ensuite with quartz vanity and glass-enclosed shower. The second bedroom offers cheater access to the full 4-piece bath. A stacked washer/dryer is conveniently located on this level. The top-floor loft adds incredible versatility--ideal as a third bedroom, home office, or entertainment space--and leads to a private rooftop patio. Extras include low condo fees, 1 assigned parking stall, and 10 visitor parking stalls! Residents enjoy exclusive access to The Lodge & Park, featuring an outdoor pool, hot tub, skating trails, p...

Primary Bedroom 16.08 Ft x 14.08 Ft

Bedroom 14.08 Ft x 9.92 Ft

Laundry room 3.25 Ft x 2.92 Ft

4pc Bathroom 7.92 Ft x 6.92 Ft

3pc Bathroom 7.00 Ft x 5.92 Ft

Bedroom 16.92 Ft x 10.50 Ft

Living room 17.00 Ft x 11.42 Ft

Kitchen 13.92 Ft x 11.17 Ft

Dining room 8.25 Ft x 8.25 Ft

2pc Bathroom 7.00 Ft x 3.25 Ft

Listing Presented By:



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