



## 260 Rowley Way Calgary Alberta

\$239,900

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. (id:6769)

4pc Bathroom 7.83 Ft x 4.83 Ft

Bedroom 11.33 Ft x 9.83 Ft

Kitchen 10.92 Ft x 9.00 Ft

Living room 10.92 Ft x 13.00 Ft

Furnace 2.17 Ft x 6.67 Ft

Furnace 2.17 Ft x 6.75 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca