



## 531 Rowmont Boulevard Calgary Alberta

\$725,000

Rare find in Rockland Park! A duplex that's fully developed, in an amazing street close to the communities coveted "Lodge" HOA association & with SO MANY UPGRADES! As Calgary has grown, it's expanded into the extreme North & South ends of the city, making it harder to buy a NEW home in a central-ish location. I LOVE this about Rockland Park b/c it feels like an EXTENSION OF THE INNER-CITY. You've got easy access onto major roadways, you're surrounded by RIVER VALLEY VIEWS, you catch glimpses of Calgary's Olympic Park & even catch MOUNTAIN VIEWS driving through the community (nature is all around you). On top of that, you're surrounded by the Lynx & Valley Ridge GOLF COURSE, which is just enough of a recipe for good resale prices into the future. But Rockland Park has taken things further. This is a MASTER PLANNED, AWARD-WINNING COMMUNITY that ft. cutting-edge amenities, like an OUTDOOR POOL & HOT TUB, a 6,000+ sqft "Lodge" or residents association w/ an outdoor plaza, cool playgrounds, soccer fields, hockey rinks, firepits & all created w/ the vision of a 4-season approach to amenities & health. But enough about the community! With ZERO duplexes on the market right now & NO quick possessions being released for a while, this might be your last chance to score a duplex here before prices go up! Upon entering, you are greeted by a wide open floor plan w/ an eye-grabbing central kitchen. Built by Brookfield Homes, this home has JUST been completed, has NEVER BEEN LIVED IN & is ready for a quick possession. You've got your living room to the left ft. a BIG TRIPLE PANE WINDOW & an upgraded TV outlet to hide cables, a FULLY UPGRADED KITCHEN w/ built-in SS Samsung appliances (don't forget to check out your fridge), a CHIMNEY HOOD FAN & an oversized island that's perfect for hosting w/ a contrasting QUARTZ COUNTERTOP, a garburator rough-in & your backsplash ft. a beautiful...

Other 14.58 Ft x 16.08 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Furnace 8.92 Ft x 7.08 Ft

Bedroom 8.75 Ft x 10.67 Ft

Other 3.00 Ft x 5.08 Ft

Other 5.00 Ft x 5.92 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 12.92 Ft x 10.92 Ft

4pc Bathroom 8.50 Ft x 5.67 Ft

Other 6.92 Ft x 5.75 Ft

Laundry room 4.50 Ft x 4.50 Ft

Bonus Room 10.08 Ft x 11.75 Ft

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Listing Presented By:



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Living room 12.58 Ft x 17.08 Ft  
Other 15.33 Ft x 12.67 Ft  
Dining room 12.33 Ft x 11.25 Ft  
Other 4.08 Ft x 3.00 Ft

4pc Bathroom 4.92 Ft x 9.25 Ft  
Bedroom 10.08 Ft x 8.42 Ft  
Bedroom 11.50 Ft x 8.25 Ft