

404, 260 Rowley Way NW
Calgary, Alberta

MLS # A2165340



\$289,900

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	585 sq.ft.	Age:	2023 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 122
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

Why rent when you can own within the fresh & upscale community of Rockland Park! This thoughtfully designed, 1 bdrm unit with LOW condo fees, is nicely tucked in a quiet & private corner of the Zen townhome complex that faces the picturesque community pond/park. Designed with a layout that maximizes the space provided & emphasizing functionality, the inviting living room opens up to the well equipped kitchen that offers full size stainless steel appliances, shaker style cabinetry, a full length built-in breakfast bar, & quartz countertops (also in the bathroom!). Down the hall, the nicely sized bedroom smartly includes his & hers closets while the 4 piece full bathroom & insuite laundry closet completes the package. Additional features include an assigned parking stall, an enclosed front patio for relaxing & enjoying the outdoors, full size front loading washer & dryer, and durable wood grain laminate flooring throughout. The lower level location of this unit also means excellent accessibility & fewer steps! Beyond the unit, enjoy being a short walk from the Rockland Park Pond along with the surrounding walking path & upcoming community centre that will offer an outdoor pool/hot tub, pickleball courts, hockey rink, & more! Quick access to shopping, amenities, transit, & the Rockies along with major roadways such as Stoney Tr, Crowchild Tr, & Trans-Canada Highway means you are well connected at all times. Perfect for buyers of all ages, first time homeowners or investors; come view this like-new townhome unit today!