

# \$257,000 - 104, 260 Rowley Way Nw, Calgary

MLS® #A2223376

**\$257,000**

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

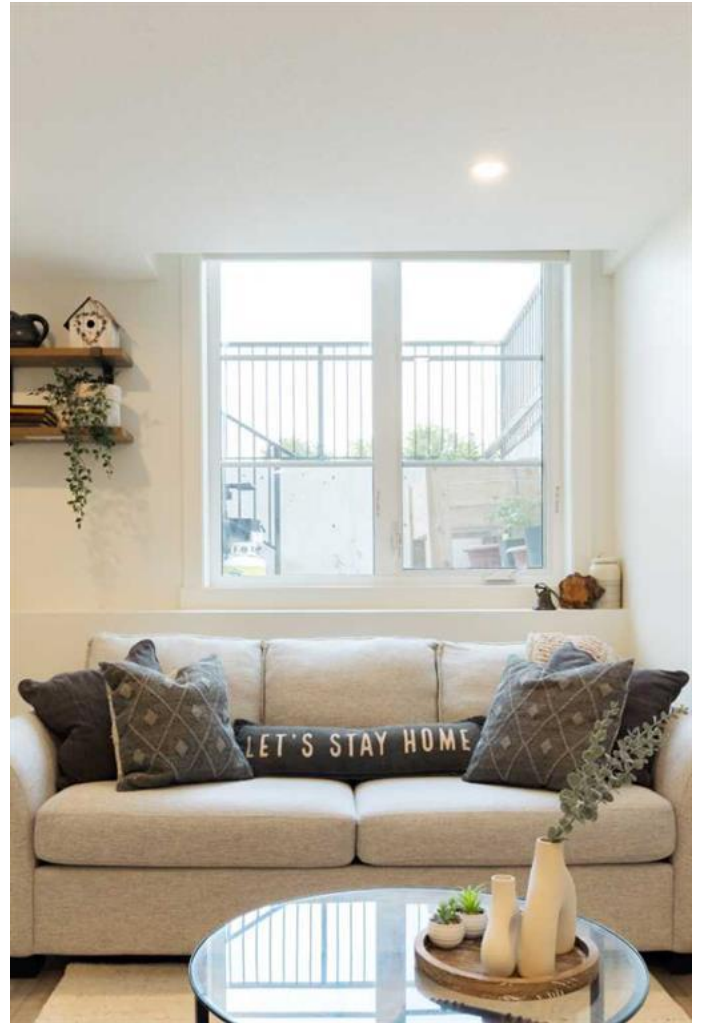
Haskayne, Calgary, Alberta

Welcome to Rockland Park! This charming single-family townhome offers low-maintenance living in one of Calgary's newest and most vibrant communities.

Built in 2022, this stylish 1-bedroom, 1-bathroom home has been FRESHLY PAINTED and updated with LUXURY VINYL PLANK flooring throughout. The kitchen features DARK CABINETRY, a convenient PENINSULA ISLAND, and a PANTRY, offering both functionality and modern appeal. WINDOW COVERINGS are included, so you can move right in and enjoy.

Step outside to your OVERSIZED FRONT PATIO—perfect for morning coffee or evening relaxation. With LOW MONTHLY CONDO FEES and incredible value in the included Homeowners Association amenities, you'll enjoy exclusive access to a PRIVATE-RESIDENT ONLY facility featuring an outdoor POOL (that is heated from June-September), HOT TUB, GYM, PICKLE BALL COURTS, SKATING RINK (in winter), and a spacious CLUBHOUSE.

Rockland Park is thoughtfully designed for lifestyle and convenience, with scenic WALKING PATHS, PARKS, and green spaces throughout the neighbourhood. A future school site is within walking distance, and recent expansion of city transit service now connects the community directly to the Tuscany LRT



station, making commuting a breeze.

Ideal for first-time buyers, down sizers, or investors looking for a low-maintenance home in a growing communityâ€”this is your opportunity to own in Rockland Park! Home inspection completed on June 9, 2025 for your convenience!

Built in 2022

**Essential Information**

MLS® #	A2223376
Price	\$257,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	576
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	104, 260 Rowley Way Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H5

**Amenities**

Amenities	Fitness Center, Other, Clubhouse, Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Stall, Assigned
Has Pool	Yes

**Interior**

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Microwave Hood, Coverings, Oven
Heating	Baseboard
Cooling	None
Basement	None



## Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	29
Zoning	M-1
HOA Fees	45
HOA Fees Freq.	MON

## Listing Details

Listing Office	eXp Realty
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