

# \$255,000 - 104, 260 Rowley Way Nw, Calgary

MLS® #A2243630

**\$255,000**

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Haskayne, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 2, 2PM - 4PM | 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 below grade unit is bright and stylish with 1-bedroom and 1-bathroom that 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 community—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® #	A2243630
Price	\$255,000
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	Clubhouse, Fitness Center, Other, Spa/Hot Tub, Pool
Parking Spaces	1
Parking	Assigned, Stall

Has Pool	Yes
----------	-----

### Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
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	July 30th, 2025
Days on Market	2
Zoning	M-1
HOA Fees	45
HOA Fees Freq.	MON

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.