

104, 260 Rowley Way NW

Calgary, Alberta

MLS # A2243630



\$255,000

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 142
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions:

All Attached Shelving, All Attached Mirrors, All Attached Lighting

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.&nbsp;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&mdash;perfect for morning coffee or evening relaxation. With LOW MONTHLY CONDO FEES and incredible value in the included Homeowners Association amenities, you&rsquo;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&mdash;this is your opportunity to own in Rockland Park! Home inspection completed on June 9, 2025 for your convenience!