

104, 260 Rowley Way NW  
Calgary, Alberta

MLS # A2253980

**\$239,900**



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

**Inclusions:** All Attached Shelving, All Attached Mirrors, All Attached Lighting

Welcome to Rockland Park! This stylish single-family townhome offers the perfect blend of modern comfort and low-maintenance living in one of Calgary's newest and most exciting communities. Built in 2022, this bright below-grade unit features 1 bedroom, 1 bathroom, and a fresh new look with LUXURY VINYL PLANK flooring and NEW PAINT throughout. The kitchen stands out with rich dark cabinetry, a PENINSULA ISLAND, and a PANTRY for extra storage. Window coverings are already included—just move in and start enjoying your new home. Relax or entertain on the OVERSIZED FRONT PATIO, a private outdoor retreat for morning coffee or evening downtime. With LOW monthly condo fees and exceptional Homeowners Association amenities, you'll have access to a HEATED OUTDOOR POOL (June–September), HOT TUB, FITNESS CENTRE, PICKLEBALL COURTS, WINTER SKATING RINK, and a welcoming CLUBHOUSE. The community itself is designed for connection and convenience, with parks, green spaces, and scenic walking paths throughout. A future school site is within walking distance, and recent transit expansion now links Rockland Park directly to the Tuscany LRT station—making commuting simple. Whether you're a first-time buyer, down-sizer, or investor, this property offers fantastic value in a growing neighbourhood. Bonus: a pre-listing home inspection (June 9, 2025) is available for your peace of mind.