

# \$239,900 - 104, 260 Rowley Way Nw, Calgary

MLS® #A2243630

**\$239,900**

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

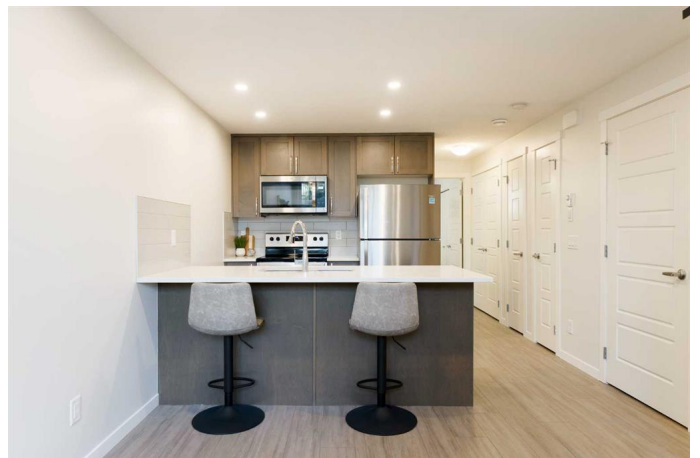
Haskayne, Calgary, Alberta

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 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          | \$239,900     |
| 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 | 25              |
| Zoning         | M-1             |
| HOA Fees       | 45              |
| HOA Fees Freq. | MON             |

## Listing Details

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

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