



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**260 ROWLEY Way #404, Calgary T3L 0H5**

MLS® #: **A2165340**      Area: **Haskayne**      Listing Date: **09/13/24**      List Price: **\$289,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2023**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **584**  
 Low Sqft:  
 Ttl Sqft: **584**

DOM

**99**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Townhouse**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,See Remarks**  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board,Wood Frame**  
 Heating: **Baseboard**      Flooring: **Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 9`11"	Kitchen	Main	9`0" x 7`3"
Bedroom - Primary	Main	11`1" x 9`9"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$122**      Title: **Fee Simple**      Zoning: **M-1**  
 Fee Freq:

Monthly

Legal Desc: 2311125

Remarks

Pub Rmks: **Why rent when you can own within the fresh & upscale community of Rockland Park! This thoughtfully designed, 1 bdrm unit with LOW condo fees, is nicely tucked in a quiet & private corner of the Zen townhome complex that faces the picturesque community pond/park. Designed with a layout that maximizes the space provided & emphasizing functionality, the inviting living room opens up to the well equipped kitchen that offers full size stainless steel appliances, shaker style cabinetry, a full length built-in breakfast bar, & quartz countertops (also in the bathroom!). Down the hall, the nicely sized bedroom smartly includes his & hers closets while the 4 piece full bathroom & insuite laundry closet completes the package. Additional features include an assigned parking stall, an enclosed front patio for relaxing & enjoying the outdoors, full size front loading washer & dryer, and durable wood grain laminate flooring throughout. The lower level location of this unit also means excellent accessibility & fewer steps! Beyond the unit, enjoy being a short walk from the Rockland Park Pond along with the surrounding walking path & upcoming community centre that will offer an outdoor pool/hot tub, pickleball courts, hockey rink, & more! Quick access to shopping, amenities, transit, & the Rockies along with major roadways such as Stoney Tr, Crowchild Tr, & Trans-Canada Highway means you are well connected at all times. Perfect for buyers of all ages, first time homeowners or investors; come view this like-new townhome unit today!**

Inclusions: None  
Property Listed By: RE/MAX iRealty Innovations

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







