



THE
A-TEAM

**RE/MAX
FIRST**

260 ROWLEY Way #301, Calgary T3L 0H5

MLS® #: **A2197376**

Area: **Haskayne**

Listing Date: **02/26/25**

List Price: **\$315,000**

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:

Access:

Lot Feat: **Other**
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **717**
Low Sqft:
Ttl Sqft: **717**

DOM

2

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard**

Construction: **Cement Fiber Board**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:
\$151

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-1**

Legal Desc: **2310444**

Remarks

Pub Rmks: **First time home buyers or INVESTORS; this one is a MUST see! With short term rental potential, this custom designed END UNIT features over 700 sq/ft of developed living space, a HUGE WEST Facing front patio and only 1 party wall! Step inside to an open concept design creating a spacious and inviting atmosphere. The kitchen boasts stainless steel appliances, quartz countertops, bar seating and cabinets extending to the ceiling with soft-close doors and drawers. The living room is designed to fit a good sized sectional or two couches. The main living space is complete with a stacked washer/dryer, storage and your utility room. The spacious primary has a HUGE walk through closet that joins your cheater 4 piece en-suite with your primary bedroom. This unit is just a short walk to the Bow River, walking paths, a pond and the amazing community centre with an outdoor pool, pickleball courts, skating rink and outdoor hockey arena. This custom designed unit will be nearly impossible to find again!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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







ROCKLAND PARK

Brookfield Residential

LEGEND

- 1 HIGH BLDG - 4765 sq ft
- 2 WHIRLPOOL + TREATISE-HOLT DOCK AREA
- 3 LAWN POOL LOCATION - TRANSITION/REACH ENTRY + 4 X 20m 3/4IN LAKES
- 4 POOL-SIDE SHADE SHELTERS & LOUNGES
- 5 MULTI-AGE PLAYGROUND (TWO TERRACES)
- 6 CENTRAL FIRE PIT & GATHERING SPACE
- 7 LANDSCAPED TRANSITION AREA
- 8 CASUAL SKATE TRAIL / ADVENTURE TRAIL
- 9 HOCKEY RINK / BASKETBALL / HOCULAR SKATEBOARD AREA
- 10 PICKEREL COURTS
- 11 ADDITIONAL CHANGE ROOMS
- 12 FIRST AID, QUIET SPACE
- 13 ZAMBONI ACCESS
- 14 SKATE CHANGE / TRAIL ACCESS
- 15 PARKING LOT
- 16 SERVICE / EMERGENCY ACCESS LOOP
- 17 AMPHITHEATRE / OUTDOOR CLASSROOM + POND VIEWS & PUBLIC ACCESS
- 18 POND w/ POND VIEWS
- 19 POND MAINTENANCE ACCESS / PEDESTRIAN ACCESS FROM POND TRAIL ENTRY
- 20 SECURE PEDESTRIAN ACCESS RAMP
- 21 SERVICE ACCESS TO GARAGE

L.A. West
Landscape • Architectural • Design

HOME OWNER'S ASSOCIATION
Site Concept Plan
*Subject to Change APRIL 2023