



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**260 ROWLEY Way #212, Calgary T3L 0H5**

MLS® #: **A2200244**

Area: **Haskayne**

Listing Date: **03/07/25**

List Price: **\$284,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **533**  
Low Sqft:  
Ttl Sqft: **533**

DOM

**44**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Close to Clubhouse**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Cement Fiber Board, Wood Frame**  
Flooring: **Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: <b>\$122</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>M-1</b>	
Legal Desc:	<b>2211678</b>				

Remarks

Pub Rmks:

Welcome to your stylish and contemporary 1-bedroom, 1-bathroom home in the heart of Rockland Park, a premier master-planned community. Thoughtfully designed with both comfort and convenience in mind, this inviting unit boasts modern upgrades, an open-concept layout, and seamless indoor-outdoor living. Step inside and be greeted by luxury vinyl plank flooring throughout. The spacious living area is bathed in natural light from the large front-facing window. The charming kitchen, features a stylish eating bar, gleaming quartz countertops, stainless steel appliances, an upgraded stove and dishwasher, and ceiling-height cabinetry for ample storage. Whether entertaining guests or preparing a quiet meal at home, this kitchen is as functional as it is beautiful. Retreat to the primary bedroom, where double closets provide generous storage while maintaining a sleek and uncluttered aesthetic. A well-appointed bathroom with modern finishes offers and in-unit laundry complete this living space. The unit also comes with an assigned parking stall! Beyond your doorstep, Rockland Park offers an unparalleled lifestyle. As a resident, you'll enjoy exclusive access to the Homeowners' Association, a four-season recreational hub designed to foster community and connection. Featuring a rustic-modern lifestyle centre surrounded by four acres of park space, this vibrant hub will host events, activities, and fitness programming year-round. One of the community's most exciting highlights is the outdoor pool and hot tub, providing the perfect escape on warm summer days or a relaxing soak in cooler months. From fitness classes to leisurely swims, this amenity enhances your well-being and social life. Experience the perfect blend of nature, modern living, and community in Rockland Park!

Inclusions:

TV mount in bedroom

Property Listed By:

RE/MAX First

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











