

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

MLS® #A2253980

\$239,900

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

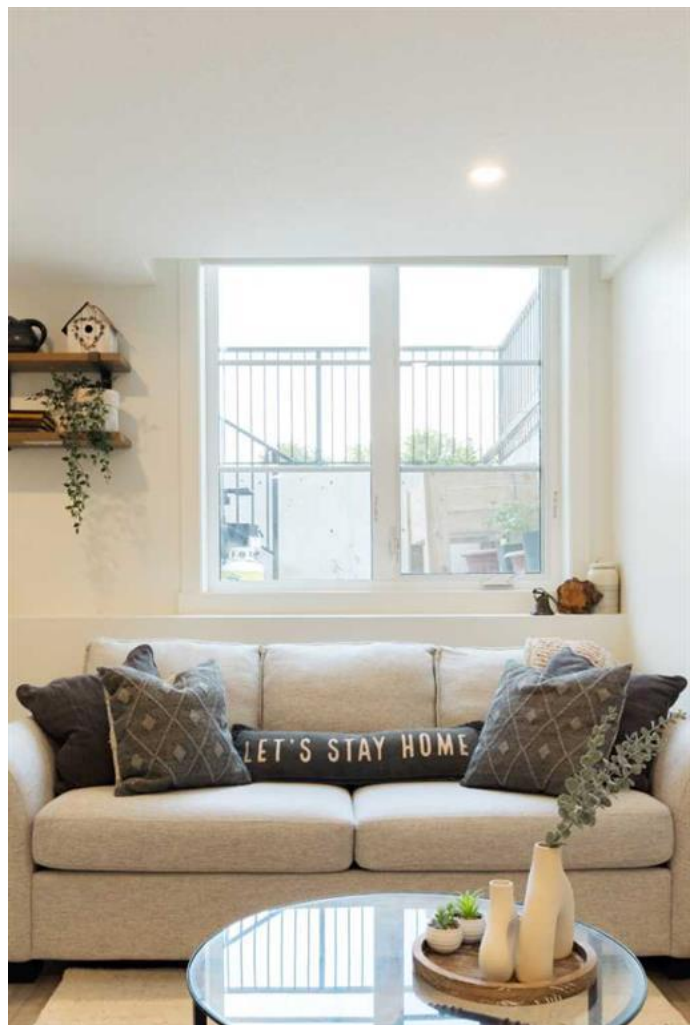
Haskayne, Calgary, Alberta

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.

Built in 2022

Essential Information

MLS® #	A2253980
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, Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Assigned, Stall
Has Pool	Yes

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Microwave Hood
	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	September 4th, 2025
Days on Market	5
Zoning	M-1
HOA Fees	45
HOA Fees Freq.	MON

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.