

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

MLS® #A2253980

**\$239,900**

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

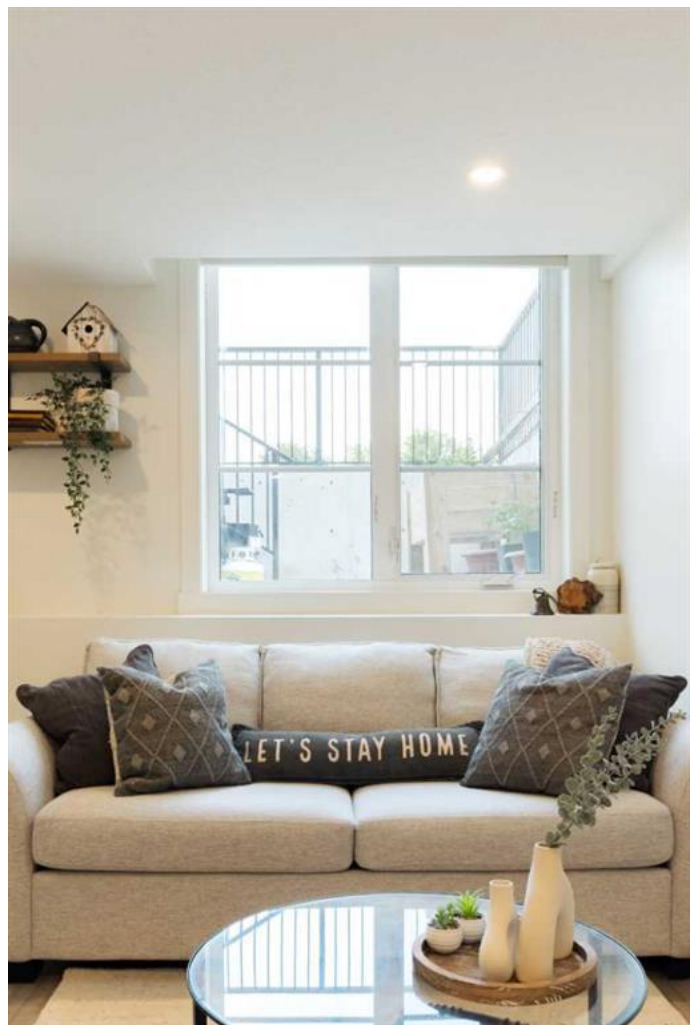
Haskayne, Calgary, Alberta

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 youâ€™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	4
Zoning	M-1
HOA Fees	45
HOA Fees Freq.	MON

**Listing Details**

Listing Office	eXp Realty
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