

# \$639,900 - 180 Rowmont Boulevard Nw, Calgary

MLS® #A2254762

**\$639,900**

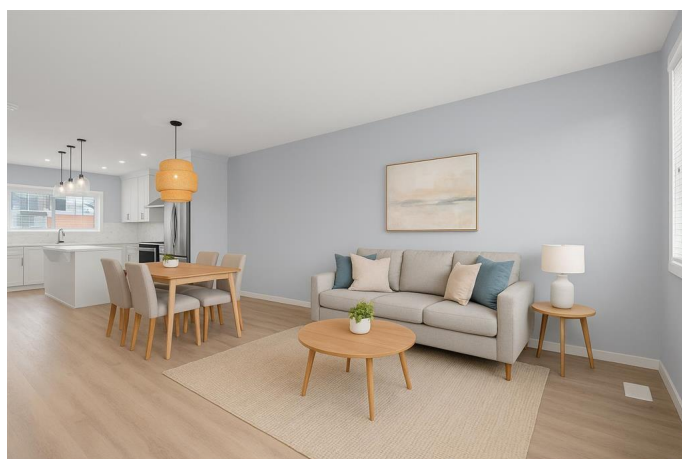
3 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

**\*OPEN HOUSE SAT SEPT 6TH**

12:00-2:00PM\* This is the one you've been waiting for... A beautifully upgraded home, in a lively location, at an unbeatable price! Located directly across the street from Rockland Park's impressive community centre, this property is perfect for anyone seeking a fun and active lifestyle, in an exciting new neighbourhood. This 3 bedroom, 2.5 bathroom home offers over 1500 sq ft of functional living space for your family. You will be immediately impressed by the high ceilings and bright, natural light. Feast your eyes on the brilliant kitchen, with \$20,000 worth of upgrades - Full height cabinetry, quartz countertops, no-scratch sink and a massive walk-in pantry! The mud room leads out to your oversized deck with BBQ gas line. The primary bedroom boasts a large walk-in closet and 3pc ensuite with walk-in shower. Two more generously sized bedrooms, a 4pc bathroom and a convenient laundry room with ample storage completes the upper level. Basement is roughed in for plumbing, offering tons of potential for you in the future. There is a parking pad in the back for you to build a double car garage. Other features include: durable vinyl plank flooring, extra wide staircase, custom accent walls and a new retaining wall in the backyard. Rockland Park has been designed to perfectly balance nature, community and convenience. There are endless recreational opportunities on your doorstep (quite literally!). Walk across the street to the community centre and enjoy



exclusive, year-round access to a plethora of amenities and activities. There is an outdoor swimming pool with poolside cabanas, hot tub, playground, fire pits, ice skating, hockey rink/basketball court, skateboard area, and pickleball courts! If this isn't enough, explore the extensive pathway system with stunning river valley and mountain views. The community is also set to build a new k-9 school and massive commercial space. All that's left to do is move in and enjoy! Book a showing before it's too late and check out the 3D TOUR!

Built in 2020

### Essential Information

MLS® #	A2254762
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,508
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	180 Rowmont Boulevard Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M4

### Amenities

Amenities	Clubhouse, Outdoor Pool, Park, Party Room, Picnic Area, Recreation Facilities, Spa/Hot Tub
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Courtyard, Playground, Basketball Court
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Interior Lot, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Aluminum Siding, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2025
Days on Market	2
Zoning	R-Gm
HOA Fees	54
HOA Fees Freq.	MON

## Listing Details

Listing Office	MaxWell Capital Realty
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