



**104, 260 Rowley Way NW, Calgary, Alberta - \$239,900**



Main Photo

## Property Description

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.

**REALTOR Referral**

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