



**19 Rowley Common NW  
Calgary, Alberta**

**MLS # A2303482**



**\$709,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Haskayne                                  |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 1,523 sq.ft.                              | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                    |               |                  |
| <b>Lot Size:</b> | 0.02 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Irregular Lot, Rectangular Lot |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters |                   |     |

**Inclusions:** none

Modern Design | Former Show Home | Move-In Ready | Functional Layout Welcome to this beautifully maintained two-storey home offering a perfect blend of modern style and everyday functionality, ideally situated on a quiet residential street. With attractive curb appeal and contemporary exterior finishes, this home stands out from the moment you arrive. Previously used as a show home, this property showcases thoughtful design, quality finishes, and attention to detail throughout. The current owner took possession and moved in in November 2023, ensuring the home has been well cared for while still feeling like new. The main floor features a bright and open concept layout with large windows that flood the space with natural light, a spacious living area, and a well appointed kitchen with ample cabinetry and dining space, perfect for both everyday living and entertaining. Upstairs offers generously sized bedrooms, including a comfortable primary retreat, along with additional rooms ideal for family, guests, or a home office. Enjoy a practical outdoor space and convenient parking, all while being close to schools, parks, shopping, and major routes. An excellent opportunity to own a lightly lived-in former show home in a desirable location, perfect for families or investors alike.