



**26 Rowmont Heath NW
Calgary, Alberta**

MLS # A2307457



\$510,931

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,052 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 249
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

LIMITED TIME PROMOTION: Purchasers can choose 2 of 3 exclusive incentives: free A/C supply and installation, free condo fees for 2 years, or \$5,000 towards window coverings. Welcome to 26 Rowmont Heath NW - a stylish and thoughtfully designed row townhome by Brookfield Residential, located in the vibrant northwest community of Rockland Park. This Gillespie 2 floorplan offers a functional and modern layout with 2 bedrooms and 2.5 bathrooms, perfectly suited for professionals, couples, or small families seeking low-maintenance living with elevated design. This end-unit home benefits from both west and east exposure, allowing natural light to flow throughout the space all day long. The lower level features a formal front entry and access to a spacious two-car tandem garage, offering both convenience and ample storage. The main living area is designed with entertaining and everyday comfort in mind. The open-concept layout seamlessly connects the kitchen, dining, and living spaces, creating a bright and inviting atmosphere. The kitchen stands out with a chimney hood fan, upper cabinet crown detailing, island pendant lighting, and a gas line to both the BBQ and range - ideal for those who love to cook and entertain. Step out onto your private balcony to enjoy morning coffee or summer evenings outdoors. A convenient 2-piece powder room completes this level. On the upper level, you'll find two generously sized bedrooms, each featuring its own private ensuite, offering comfort and privacy for both residents and guests. The primary suite includes a sleek one-piece stand-up shower, while thoughtful interior selection upgrades enhance the overall look and feel of the home. Additional features include luxury vinyl plank flooring on the entry stairwell and an air conditioning rough-in for future comfort. Located in Rockland Park, this home offers access to

scenic ridge pathways, parks, and year-round outdoor recreation. With its modern finishes, functional layout, and prime end-unit positioning, this is an exceptional opportunity to enjoy the best of northwest Calgary living. **Please note: Property is under construction and photos are from a show home and may not reflect the exact finishes of the property for sale.