



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1703, 255 Rowmont Boulevard NW
Calgary, Alberta

MLS # A2324124



\$452,692

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,051 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 233
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, Walk-In Closet(s)		

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. Introducing the Davis by Brookfield Residential - a stylish, brand-new back-to-back townhome located in the sought-after community of Rockland Park. Offering just over 1,050 sq. ft. of thoughtfully designed living space, this 2-bedroom, 2.5-bathroom home combines modern finishes, functional design, and low-maintenance living, complete with a rare side-by-side double attached garage and desirable west-facing exposure. The lower level welcomes you with a spacious front entryway and direct access to the double attached garage, providing secure parking and additional storage space for everyday convenience. On the main level, an open-concept layout seamlessly connects the kitchen, dining area, and living room, creating an inviting space perfect for entertaining or relaxing at home. The beautifully appointed kitchen features a gas range, chimney hood fan, upgraded upper cabinetry, stylish island pendant lighting, and ample preparation space. A convenient 2-piece powder room completes the level, while the private west-facing balcony, complete with a gas line for your BBQ, offers the perfect setting to enjoy afternoon sunshine and evening gatherings. On the upper level, dual primary-style bedrooms provide exceptional flexibility and privacy. The spacious primary suite features a walk-in closet and a beautifully upgraded 3-piece ensuite with a fully tiled shower. The second bedroom also includes its own walk-in closet and private 4-piece ensuite, making it ideal for guests, roommates, or a dedicated home office setup. A centrally located laundry room adds everyday convenience to the upper level. Additional upgrades throughout the home include an air conditioning rough-in, luxury vinyl plank

flooring on the entry stairwell, upgraded interior selections, and thoughtfully curated finishes that elevate the home's modern appeal. Situated in one of northwest Calgary's most exciting new communities, Rockland Park offers an exceptional lifestyle surrounded by nature. Residents enjoy access to scenic ridge pathways, expansive parks, playgrounds, and year-round outdoor recreation, from biking and running in the summer to cross-country skiing and snowshoeing in the winter. With exclusive homeowner amenities and easy access to major routes, Rockland Park delivers the perfect balance of adventure, convenience, and connected community 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.