



GRASSROOTS
REALTY GROUP

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319, 260 Rowley Way NW
Calgary, Alberta

MLS # A2348982

\$509,000

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,739 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, See Remarks		

Inclusions: All Window Coverings

Welcome to this stylish 3 bedroom, 2.5 bathroom end unit townhome in Haskayne, offering over 1,738 sq. ft. of thoughtfully designed living space across three levels. The bright main floor features an open concept layout with laminate flooring, a modern kitchen with quartz countertops, gas stove and ample workspace, plus a spacious dining area and inviting living room with electric fireplace. Upstairs, the primary suite includes a walk-in closet and private 4 piece ensuite, while additional bedrooms provide flexibility for family, guests or a home office. Central air conditioning keeps the home comfortable year round, while multiple balconies add valuable outdoor living space. Step out onto the top floor patio and enjoy the view, a perfect spot to relax or unwind. Two parking stalls add everyday convenience, along with access to impressive community amenities including an outdoor pool, park, playground, recreation facilities and hot tub. A fantastic opportunity to enjoy low maintenance living in one of Calgary's growing northwest communities.