

# \$789,000 - 224 Rowmont Boulevard Nw, Calgary

MLS® #A2203387

**\$789,000**

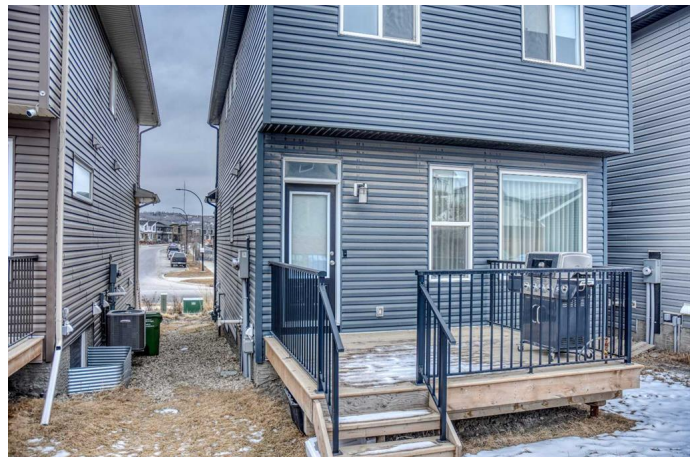
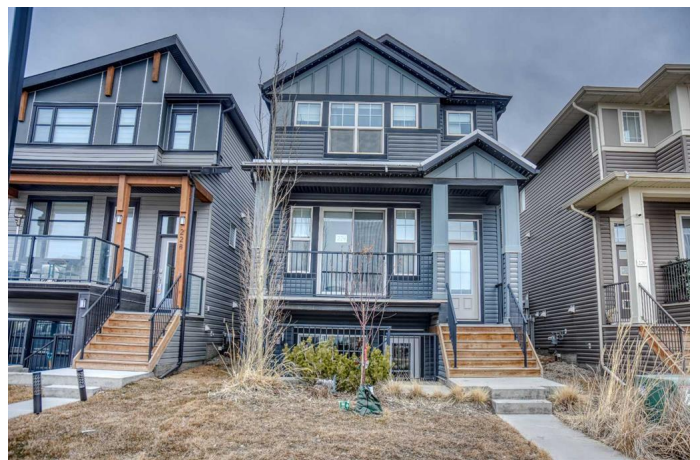
3 Bedroom, 3.00 Bathroom, 1,670 sqft  
Residential on 0.06 Acres

Haskayne, Calgary, Alberta

FORMER SHOW HOME IN ROCKLAND PARK - only lived in for 2.5 years and like new condition. 1660 sq ft, 3 bedrooms, 2 1/2 baths, unfinished basement. Functional kitchen is the central hub for main level open concept design, c/w dining on one side and living room on other side. A half bath completes this level. Upstairs you'll find master suite complete with walk-in closet and 5 pc ensuite, as well as two additional bedrooms and another 4 pc bath. Convenient upper floor laundry. Basement has walk-up to front, making it ideal to finish and use for your family, or a legal suite (just need proper permits) could help with your mortgage. Gravelled parking pad for two vehicles off back alley. Back deck c/w gas hook-up for your barbeque. Too many upgrades to mention, including gemstone lighting, upgraded hardware, tile to ceiling around baths and showers, upgraded cabinets and kitchen sink, quartz countertops, upgraded flooring, window coverings, wall paper, and rear deck. Great home owners association featuring daycare, pool and hot tub for summer use, ice arena in the winter, basketball and skate park in the summer, pickle ball court, and two halls which can be rented for private functions - and it's just across the street! Book your showing TODAY.

Built in 2020

## Essential Information



MLS® #	A2203387
Price	\$789,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,670
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	224 Rowmont Boulevard Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H3

### **Amenities**

Amenities	Clubhouse, Day Care, Outdoor Pool, Recreation Facilities
Parking Spaces	2
Parking	Off Street, Parking Pad
Has Pool	Yes

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Private Entrance
Lot Description	Back Lane, Few Trees, Front Yard, Landscaped, Rectangular Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	18
Zoning	R-Gm
HOA Fees	600
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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