

# \$572,258 - 1505, 255 Rowmont Boulevard Nw, Calgary

MLS® #A2252204

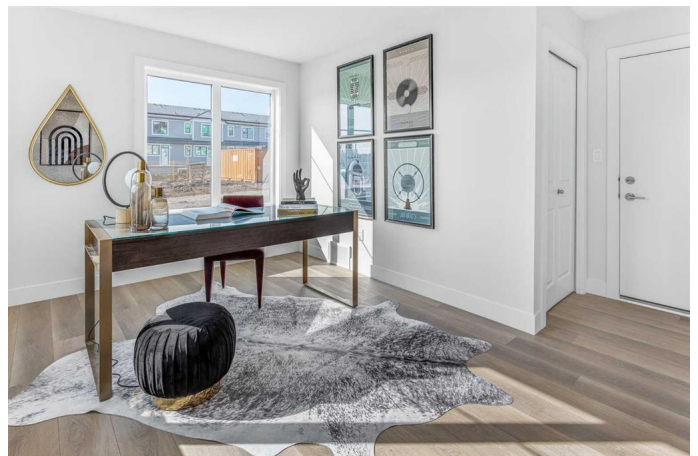
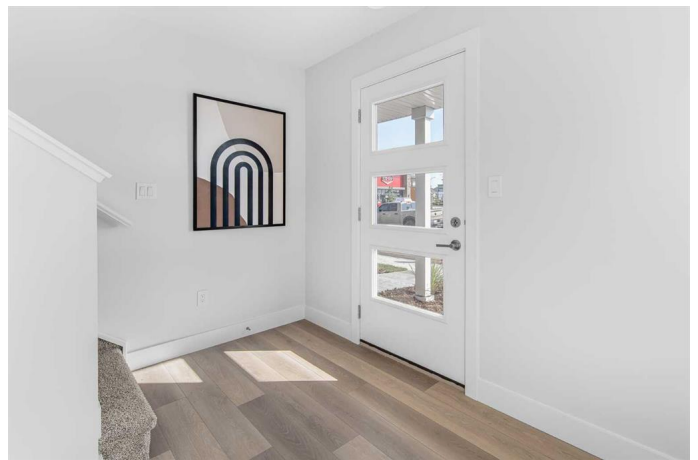
**\$572,258**

3 Bedroom, 3.00 Bathroom, 1,408 sqft

Residential on 0.00 Acres

Haskayne, Calgary, Alberta

The stunning "Holiday"™ model by Brookfield Residential is now available in the heart of Rockland Park! This brand-new townhome is thoughtfully designed and extensively upgraded, offering 3 bedrooms, 2.5 bathrooms, a ground-floor den, and a private double attached garage. The open-concept main living area features a timeless kitchen with full-height cabinetry, quartz countertops, a built-in hood fan and microwave, and a stainless-steel appliance package. The extended island provides additional seating, making it a natural gathering place. The kitchen flows seamlessly into the dining and living areas, which are filled with natural light thanks to a wall of windows. A private balcony off the living room offers the perfect spot to enjoy the summer sun. A full laundry room with extra storage and a 2-piece powder room complete this level. Upstairs, the spacious ~11' x 12' primary suite includes a walk-in closet and a private ensuite. Two additional bedrooms and a full bathroom complete the upper floor. On the lower level, a versatile den off the entryway provides the perfect space for a home office or flex area, while the private double attached garage keeps your vehicles and valuables safe year-round. This home has been upgraded throughout, including central A/C rough-in, BBQ gas line, pendant lighting over the island, 42" upper cabinets, and a full interior selections package. The property is protected by both a full builder warranty and Alberta New



Home Warranty, offering peace of mind in one of Calgary’s most sought-after new communities, with an unbelievable homeowner’s association, Rockland Park. If you’re looking for a stylish, low-maintenance townhome with exceptional design and craftsmanship”this is the one!

Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252204      |
| Price          | \$572,258     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,408         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1505, 255 Rowmont Boulevard Nw |
| Subdivision | Haskayne                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3L 0M2                        |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer                                                   |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Rough-In                                                                                                                   |
| Basement          | None                                                                                                                       |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Balcony                                            |
| Lot Description   | Landscaped, Lawn, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Frame                                         |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 68                |
| Zoning         | M-1               |
| HOA Fees       | 43                |
| HOA Fees Freq. | MON               |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.