

# \$690,000 - 168 Rowmont Boulevard Nw, Calgary

MLS® #A2256195

**\$690,000**

4 Bedroom, 4.00 Bathroom, 1,348 sqft

Residential on 0.06 Acres

Haskayne, Calgary, Alberta

Meticulously maintained and stylishly upgraded, this beautiful home with an illegal walk-up suite combines modern design with flexible living options directly across from Rockland Park Pond and the new Rockland Park Discovery Centre. A welcoming front balcony invites you to relax or entertain while enjoying park views and evening sunsets. Inside, the open main floor is filled with natural light. The dining area features chic designer lighting and direct access to the patio, setting the stage for memorable gatherings. A chef-inspired kitchen anchors the heart of the home with stainless steel appliances including a gas stove, full-height cabinetry, timeless subway tile, stone countertops, a spacious pantry and a large centre island that encourages casual connection. Clear sightlines extend to the inviting living room where oversized windows frame backyard views and a modern feature wall adds warmth. A discreet powder room completes this level. Upstairs, the primary retreat offers a restful atmosphere with a walk-in closet and a spa-inspired ensuite featuring dual sinks and an oversized shower. Two additional bedrooms are generously sized, complemented by a stylish 4 pc bathroom and the convenience of an upper-level laundry room. The illegal basement suite echoes the same designer flair as the main residence. A large living room, modern kitchen with stainless steel appliances and peninsula island with seating, separate laundry, a spacious



bedroom, and a full 4 pc bathroom provide privacy and independence for extended family or the opportunity for rental income. Outside, a double detached garage ensures secure parking and storage, while the paved back lane adds convenience. Across the street, Rockland Park Discovery Centre provides an extraordinary lifestyle amenity hub with a 6,500 sqft HOA building, outdoor pool, hot tub, fire pit, gathering spaces, casual skate trail, hockey rink, basketball courts, picnic and bbq shelters, amphitheatre, playground and lush gardens. Scenic walking paths and ponds weave throughout the community, creating a tranquil environment that supports both active and relaxed lifestyles. This home delivers exceptional versatility for families, multi-generational living or those seeking a mortgage helper, all in a vibrant amenity-rich community!

Built in 2022

**Essential Information**

MLS® #	A2256195
Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,348
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	168 Rowmont Boulevard Nw
Subdivision	Haskayne

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0H3

### Amenities

Amenities	Clubhouse, Outdoor Pool, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	R-Gm
HOA Fees	600
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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