

# \$849,900 - 33 Royston Grove Nw, Calgary

MLS® #A2262825

**\$849,900**

3 Bedroom, 3.00 Bathroom, 2,353 sqft

Residential on 0.08 Acres

Haskayne, Calgary, Alberta

SOME HOMES DON'T JUST CHECK BOXES—THEY REWRITE WHAT "MOVE-IN READY" SHOULD MEAN. Welcome to 33 Royston Grove NW, where the Jefferson model from Homes by Avi proves you can build for comfort and conscience in the same breath. Tucked inside Rockland Park—a community rooted in sustainability and connection—this home feels calm, grounded, and quietly ahead of its time.

The main floor opens with a FLEX ROOM right off the foyer—ready to moonlight as an office, library, or the spot where backpacks go to disappear. The kitchen takes centre stage, anchored between the front and back of the home so everyday traffic moves without collision. It's equipped with a 30" GAS COOKTOP, WALL OVEN, BUILT-IN MICROWAVE, and CHIMNEY HOOD FAN. QUARTZ COUNTERS, a SILGRANIT UNDERMOUNT SINK, and 50" UPPER CABINETS keep the look crisp and clutter-free, while the dining nook connects to an 11' x 10' REAR DECK through an upgraded three-panel patio door. The great room's FIREPLACE FEATURE WALL pulls the whole main floor together—a little drama, a lot of comfort.

Upstairs, a bonus room gives the household breathing room between the PRIMARY RETREAT and two secondary bedrooms. The ensuite earns its upgrades with a SOAKER



TUB, GLASS-AND-TILE SHOWER, DUAL-SINK VANITY, and a WALK-IN CLOSET big enough to end the seasonal rotation ritual. Both secondary bedrooms have their own walk-in closets, and the UPPER LAUNDRY ROOM includes a folding counter“because piles happen.

The unfinished basement with 9' FOUNDATION WALLS and SEPARATE SIDE ENTRY is ready for whatever version of “next” comes along. Built for the long game, this home layers its durability and efficiency from the inside out: UPGRADED JAMES HARDIE SIDING, R-19 BASEMENT INSULATION, R-50 ATTIC, SOLAR ROUGH-IN CONDUIT, and EV CHARGER ROUGH-IN all contribute to its BUILD GREEN REGISTRATION and future-proof credentials.

Rockland Park isn’t just another new northwest community—it’s Calgary’s first MASTER-PLANNED WELLNESS COMMUNITY, built around connection to nature and long-term sustainability. Tree-lined streets lead to a PRIVATE RESIDENTS’ CLUBHOUSE with a POOL, FITNESS CENTRE, and event spaces, and a network of pathways, playgrounds, and scenic lookouts ties it all together. It’s a community where sustainability isn’t a slogan—it’s a standard.

It’s not just about living well—it’s about living smart, in a home that gets the assignment. ⚠️ PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model “fit and finish may differ. Interior selections and floorplans shown in photos.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262825    |
| Price          | \$849,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,353       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 33 Royston Grove Nw |
| Subdivision | Haskayne            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3L 0M3             |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Outdoor Pool, Park, Playground, Recreation Facilities                  |
| Parking Spaces | 4                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                 |
| Has Pool       | Yes                                                                               |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator                                                                                                                      |
| Heating           | High Efficiency, Forced Air, Natural Gas, Humidity Control                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                                                |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Full                  |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Rain Barrel/Cistern(s)                     |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Pie Shaped Lot, Sloped, Zero Lot Line |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Composite Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-G                |
| HOA Fees       | 700                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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