# \$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

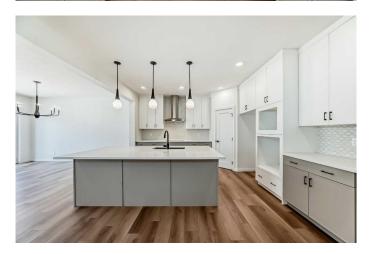
SOME HOMES DON'T JUST CHECK BOXESâ€"THEY REWRITE WHAT "MOVE-IN READY― SHOULD MEAN. Welcome to 33 Royston Grove NW, where the Jefferson model from Homes by Avi proves you can build for comfort and conscience in the same breath. Tucked inside Rockland Parkâ€"a community rooted in sustainability and connectionâ€"this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

The main floor opens with a FLEX ROOM right off the foverâ€"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' A-10' REAR DECK through an upgraded three-panel patio door. The great room's FIREPLACE FEATURE WALL pulls the whole main floor togetherâ€"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
counterâ€"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 communityâ€"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 sloganâ€"it's a standard.

It's not just about living wellâ€"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 â€" 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

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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