

**304, 255 Rowmont Boulevard NW**  
**Calgary, Alberta**

**MLS # A2307455**



**\$511,279**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

**LIMITED TIME PROMOTION:** Purchasers can choose 2 of 3 exclusive incentives: free A/C supply and installation, free condo fees for 2 years, or \$5,000 towards window coverings. Welcome to 304, 255 Rowmont Blvd NW - a stylish and thoughtfully designed townhome by Brookfield Residential, located in the sought-after northwest community of Rockland Park. This Armstrong floorplan offers almost 1,200 sq. ft. of well-planned living space above grade, featuring 3 bedrooms and 2.5 bathrooms, making it an ideal fit for families, couples, or those seeking low-maintenance living with elevated design. Step inside to a bright and inviting main level, where the open-concept layout creates a seamless flow between the living, dining, and kitchen spaces. Designed for both everyday comfort and entertaining, the central living area is filled with natural light thanks to its desirable south exposure. The kitchen is a true standout, featuring a chimney hood fan, upper cabinet crown detailing, stylish island pendant lighting, and durable finishes throughout. A convenient 2-piece powder room completes the main floor. On the upper level, the home continues to impress with a functional layout that maximizes space and privacy. The primary suite offers a comfortable retreat, complete with a modern ensuite featuring a sleek one-piece stand-up shower. Two additional bedrooms and a full 4-piece bathroom provide flexibility for family, guests, or a home office setup. Additional upgrades include luxury vinyl plank flooring on the entry stairwell, air conditioning rough-in, interior selection upgrades, and a gas line to the BBQ - perfect for summer evenings. Enjoy the added bonus of two private balconies, ideal for morning coffee or relaxing at the end of the day. Parking is made easy with one included stall, and the townhome lifestyle allows for low-maintenance living without compromising on space or

style. Located in the vibrant and nature-focused community of Rockland Park, residents enjoy access to scenic ridge pathways, parks, and year-round outdoor activities. With a strong sense of community and proximity to amenities, this is an exceptional opportunity to enjoy northwest Calgary living at its finest. \*\*Please note: Photos are from a show home and may not reflect the exact unit or finishes.