

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

MLS® #A2252204

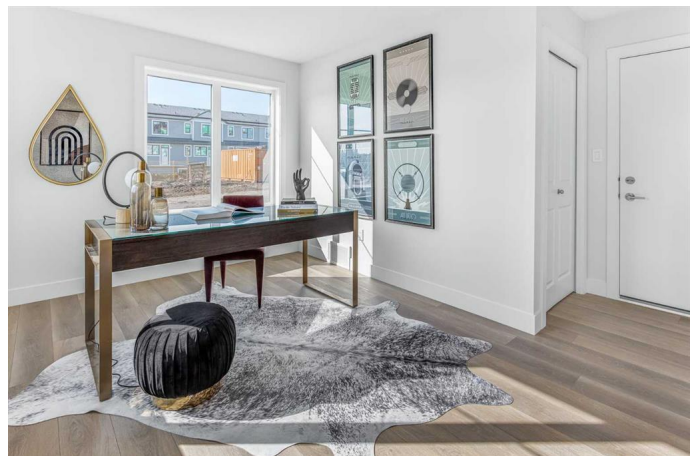
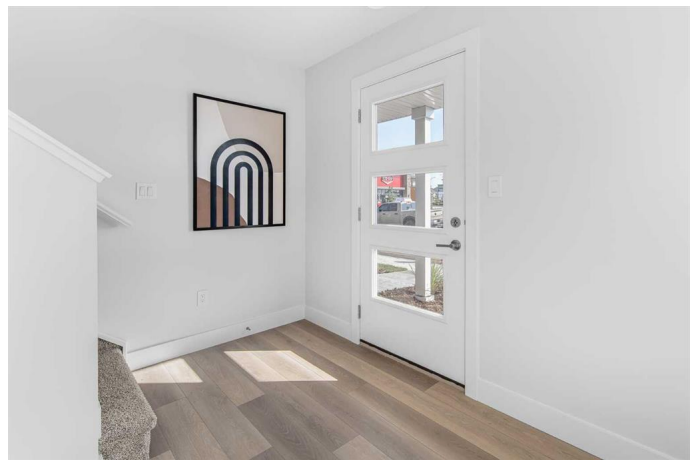
**\$572,258**

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 | 26                |
| Zoning         | M-1               |
| HOA Fees       | 43                |
| HOA Fees Freq. | MON               |

## Listing Details

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

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