

# \$730,000 - 180 Rowmont Boulevard Nw, Calgary

MLS® #A2210004

**\$730,000**

3 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.01 Acres

Haskayne, Calgary, Alberta

\*\*\* OPEN HOUSE(S) - SATURDAY, APRIL 19 from 12-2PM & SUNDAY, APRIL 20th CANCELLED\*\*\*\* Welcome to this beautifully upgraded 2019 MORRISON BUILT LANED HOME, where modern elegance meets incredible potential. Boasting over 1,500 sq. ft. of living space, this 3-bedroom, 2.5-bathroom home offers an open-concept floor plan that seamlessly connects the kitchen, dining, and living areas, making it perfect for both family gatherings and entertaining guests.

The heart of the home is its stunning \$20,000 UPGRADED KITCHEN, featuring STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and a WALK-IN PANTRYâ€”creating a space that is as functional as it is beautiful. CUSTOM MADE ACCENT WALLS in the bedrooms add a unique, personal touch, elevating the overall design and making each room feel special.

Enjoy enhanced privacy and quiet thanks to GREAT SOUNDPROOFING throughout the home, allowing you to relax and unwind without distractions.

LOCATED DIRECTLY IN FRONT OF THE NEWLY BUILT HOA, this home offers UNBEATABLE ACCESS to fantastic amenities, including a sparkling community pool, pickleball courts, a park, a skating rink, and a spacious clubhouse. Everything you need for outdoor recreation and social



gatherings is right at your doorstep, making it easy to enjoy an active, connected lifestyle.

This home also offers incredible potential with its clean slate basement, ready to be transformed into whatever you envisionâ€”a home theater, a gym, an office, or extra living space. Plus, with a convenient parking pad and ample storage, this property truly has it all.

Perfect for families or those looking to grow into their next chapter, this home provides both the luxury of upgraded features and the opportunity to make it your own in a vibrant, family-friendly community. Itâ€™s more than just a houseâ€”itâ€™s the foundation for your future.

Built in 2019

**Essential Information**

MLS® #	A2210004
Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.01
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	180 Rowmont Boulevard Nw
Subdivision	Haskayne
City	Calgary
County	Calgary

Province	Alberta
Postal Code	t3l2m4

### Amenities

Amenities	Clubhouse, Outdoor Pool, Park, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Bidet, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	11
Zoning	R-Gm
HOA Fees Freq.	MON

### Listing Details

Listing Office	First Place Realty
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