

# **\$720,000 - 180 Rowmont Boulevard Nw, Calgary**

MLS® #A2210004

**\$720,000**

3 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.01 Acres

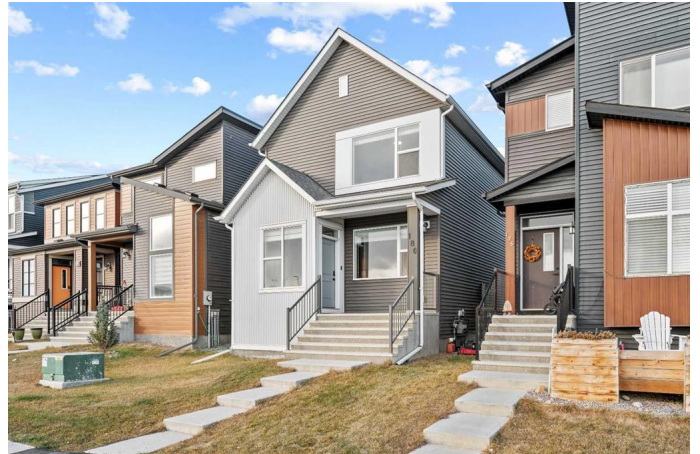
Haskayne, Calgary, Alberta

**\*\*\*OPEN HOUSE : SATURDAY, MAY 10TH FROM 3-5PM\*\*\*** 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 PANTRY—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	\$720,000
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, Park, Playground, Racquet Courts, Recreation Facilities, Outdoor Pool

Parking Spaces 2

Parking Parking Pad

### Interior

Interior Features Bathroom Rough-in, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Bidet

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 26

Zoning R-Gm

HOA Fees Freq. MON

### Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.