

# \$699,000 - 180 Rowmont Boulevard Nw, Calgary

MLS® #A2234533

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,524 sqft  
Residential on 0.01 Acres

Haskayne, Calgary, Alberta

**\*\*OPEN HOUSE - SATURDAY, JULY 5TH 2025 FROM 1-3PM \*\*** Welcome to your future home a beautifully upgraded 3 bed and 2.5 bath, 2019 Morrison built laned home offering over 1,500 sq. ft. of stylish, functional living space in one of Calgary's most vibrant, family-friendly communities.

Step inside and fall in love with the \$20,000 upgraded kitchen, complete with quartz countertops, stainless steel appliances, and a walk-in pantry, perfect for hosting or cooking up your favourite meals. The open-concept layout flows seamlessly through the kitchen, dining, and living areas, creating a warm, inviting space for everyday life and entertaining.

Upstairs, custom accent walls add a designer touch to the bedrooms, while enhanced soundproofing throughout the home ensures peace, privacy, and quiet comfort.

Located directly across from the brand new HOA, you'll enjoy unbeatable access to summer ready amenities like a community pool, pickleball courts, basketball court (skating rink in winter), playground, and clubhouse all just steps from your front door.

Outside, the freshly sodded yard is ready for backyard BBQs, family games, or simply soaking up the sun. And with immediate possession available, you can move in just in



time to make the most of summer.

The unfinished basement offers a blank canvas perfect for a storage, home gym, theatre, office, or extra bedroom. A rear parking pad completes this incredible package.

Whether you're starting fresh or growing into your next chapter, this move-in-ready home delivers the upgraded features you want, the community youâ€™ll love, and the lifestyle you deserve.

Donâ€™t wait, your summer starts here.

Built in 2019

**Essential Information**

MLS® #	A2234533
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,524
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, 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	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	June 26th, 2025
Days on Market	6
Zoning	R-Gm
HOA Fees	54
HOA Fees Freq.	MON

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.