

\$850,000 - 13 Rowley Gardens Northwest, Calgary

MLS® #A2097789

\$850,000

4 Bedroom, 4 Bathroom, 2,169 sqft
Residential on 0.08 Acres

Haskayne, Calgary, Alberta

Step into the allure of this stunning 4-level split home, boasting over 2900 square feet of carefully curated living space. Experience the epitome of modern luxury in this impeccably maintained property that offers a spacious layout and high-end features. As you enter, the expansive foyer welcomes you with abundant storage, setting the tone for the practical and stylish design that flows throughout the home. Up a few steps to the open-concept living area, where the upgraded kitchen takes center stage. With cabinets reaching the ceiling, stainless steel appliances (electric cooktop, a chimney hood fan, built-in microwave and oven, refrigerator, and dishwasher) make this kitchen a haven for any chef. The large island seamlessly connects to the dining area, creating the perfect space for entertaining. The living room is a cozy retreat with a gas fireplace and access to the full-width deck, ideal for enjoying outdoor moments. On the second level, a spacious bonus room with vaulted ceilings awaits, featuring patio doors that lead to the front balcony. Additional storage and a versatile nook enhance the functionality of this space, making it perfect for a children's play area or a cozy pet corner. Venture to the upper level to discover the primary bedroom, complete with a beautiful 5-piece ensuite and a custom closet. Two more bedrooms and a main bath complete this level, while the laundry room, equipped with a sink, adds convenience to daily chores. The lower level is a retreat of its



own, featuring a 4-piece bathroom, an additional bedroom with large windows, an office, and a bright rec room with expansive windows, creating a welcoming atmosphere. This home not only boasts beauty but also intelligence, with integrated smart home technology. Stay comfortable during those hotter months with air conditioning, and revel in the efficiency of a tankless hot water system. Located in an incredible setting, this property is within walking distance of Rockland Park Pond, the Bow River, and a future Community Centre, offering an ideal blend of natural surroundings and community amenities. Don't miss the chance to turn this property into your dream home!

Built in 2021

Essential Information

MLS® #	A2097789
Price	\$850,000
Sold Price	\$850,000
Date Sold	December 31st, 2023
Bedrooms	4
Full Baths	3
Half Baths	1
Square Footage	2,169
Lot SQFT	3,562
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	13 Rowley Gardens Northwest
Subdivision	Haskayne
City	Calgary
Province	Alberta

Postal Code T3L 0G4

Amenities

Amenities Clubhouse

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Goods Included Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Tankless Water Heater, Washer, Window Coverings

Heating High Efficiency, Forced Air

Cooling Central Air

Has Basement Yes

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Basement Development Finished, Full

Basement Type Finished, Full

Flooring Tile, Vinyl Plank

Exterior

Exterior Features Lighting

Lot Description Back Yard, City Lot, Close to Clubhouse, Front Yard, Lawn, Interior Lot, Standard Shaped Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Metal Siding, Vinyl Siding

Foundation Poured Concrete

Front Exposure E

Frontage Metres 9.06M 29`9"

Site Influence Back Yard, City Lot, Close to Clubhouse, Front Yard, Lawn, Interior Lot, Standard Shaped Lot, Rectangular Lot

Additional Information

Zoning R-G

HOA Fees 600.00

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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Listing information last updated on May 24th, 2025 at 2:50am MDT