

# \$1,024,900 - 10 Rowley Park Nw, Calgary

MLS® #A2191075

**\$1,024,900**

4 Bedroom, 5.00 Bathroom, 2,447 sqft  
Residential on 0.09 Acres

Haskayne, Calgary, Alberta

This exceptional family home boasts over 3400 sq ft of living space and offers modern luxury with a fully self-contained LEGAL suite—complete with its own kitchen, STEAM shower, laundry, high-efficiency furnace, and electrical panel—perfect for rental income or multi-generational living.

Designed for style and functionality, this home boasts oversized windows and doors, enhanced insulation, a full-sized deck for seamless indoor-outdoor living. Every detail has been carefully selected for superior quality and comfort.

At the heart of the main level is a chef's kitchen, featuring full-height light blue cabinetry, an oversized quartz island, and premium stainless steel appliances. A walk-in pantry keeps everything organized, while the open layout flows into the spacious dining area and expansive great room with soaring ceilings, a cozy fireplace, and luxurious vinyl plank flooring. Open and tranquil access through the double patio doors to the large outdoor space which boasts outdoor speakers and a composite deck. The double attached garage offers tons of possibilities for additional storage with its vaulted ceilings. A mudroom and stylish powder room add convenience to this thoughtfully designed space.

Upstairs, a versatile bonus room provides the perfect retreat, while the primary suite offers a



spa-like ensuite with a soaking tub, custom-tiled shower, dual vanities, and a walk-in closet. Two additional bedrooms, a beautifully designed four-piece bathroom, and an upper-level laundry room complete the floor. Speakers are built in through out the house adding to the functionality.

The legal basement suite has never been used and is bright and spacious, featuring a large full kitchen, open-concept living and dining areas, a comfortable bedroom, and a sleek bathroom with steam shower – ideal for guests or rental income. With its prime location near the Bow River and just minutes from the Rockies, this home is a fantastic short-term rental opportunity. The self-contained legal suite offers privacy for guests, while easy access to Banff, Canmore, and Kananaskis makes it ideal for vacationers. Luxury finishes, nearby parks, and transit add to its strong income potential.

Situated across from a park and playground, this home is in a prime northwest Calgary location. Enjoy quick access to the Bow River, Baker Park, Bowness Park, and the LRT, with downtown Calgary just 20 minutes away.

A rare find in an unbeatable location – schedule your showing today!

Built in 2022

### **Essential Information**

MLS® #	A2191075
Price	\$1,024,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,447

Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10 Rowley Park Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0G7

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	75
Zoning	R-G
HOA Fees	58
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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