

\$849,900 - 33 Royston Grove Nw, Calgary

MLS® #A2262825

\$849,900

3 Bedroom, 3.00 Bathroom, 2,353 sqft

Single Family on 0.08 Acres

Haskayne, Calgary, Alberta

SOME HOMES DON'T JUST CHECK BOXES—THEY REWRITE WHAT "MOVE-IN READY" SHOULD MEAN. Welcome to 33 Royston Grove NW, where the Jefferson model from Homes by Avi proves you can build for comfort and conscience in the same breath. Tucked inside Rockland Park—a community rooted in sustainability and connection—this home feels calm, grounded, and quietly ahead of its time. The main floor opens with a FLEX ROOM right off the foyer—ready to moonlight as an office, library, or the spot where backpacks go to disappear. The kitchen takes centre stage, anchored between the front and back of the home so everyday traffic moves without collision. It's equipped with a 30" GAS COOKTOP, WALL OVEN, BUILT-IN MICROWAVE, and CHIMNEY HOOD FAN. QUARTZ COUNTERS, a SILGRANIT UNDERMOUNT SINK, and 50" UPPER CABINETS keep the look crisp and clutter-free, while the dining nook connects to an 11' x 10' REAR DECK through an upgraded three-panel patio door. The great room's FIREPLACE FEATURE WALL pulls the whole main floor together—a little drama, a lot of comfort. Upstairs, a bonus room gives the household breathing room between the PRIMARY RETREAT and two secondary bedrooms. The ensuite earns its upgrades with a SOAKER TUB, GLASS-AND-TILE SHOWER, DUAL-SINK VANITY, and a WALK-IN CLOSET big enough to end the



seasonal rotation ritual. Both secondary bedrooms have their own walk-in closets, and the UPPER LAUNDRY ROOM includes a folding counterâ€”because piles happen. The unfinished basement with 9' FOUNDATION WALLS and SEPARATE SIDE ENTRY is ready for whatever version of â€œnextâ€• comes along. Built for the long game, this home layers its durability and efficiency from the inside out: UPGRADED JAMES HARDIE SIDING, R-19 BASEMENT INSULATION, R-50 ATTIC, SOLAR ROUGH-IN CONDUIT, and EV CHARGER ROUGH-IN all contribute to its BUILD GREEN REGISTRATION and future-proof credentials. Rockland Park isnâ€™t just another new northwest communityâ€”itâ€™s Calgaryâ€™s first MASTER-PLANNED WELLNESS COMMUNITY, built around connection to nature and long-term sustainability. Tree-lined streets lead to a PRIVATE RESIDENTSâ€™ CLUBHOUSE with a POOL, FITNESS CENTRE, and event spaces, and a network of pathways, playgrounds, and scenic lookouts ties it all together. Itâ€™s a community where sustainability isnâ€™t a sloganâ€”itâ€™s a standard. Itâ€™s not just about living wellâ€”itâ€™s about living smart, in a home that gets the assignment. â€¢ PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model â€” fit and finish may differ. Interior selections and floorplans shown in photos. (id:6289)

Built in 2025

Essential Information

Listing #	A2262825
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1

Square Footage	2,353
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	33 Royston Grove Nw
Subdivision	Haskayne
City	Calgary
Province	Alberta
Postal Code	T3L0M3

Amenities

Amenities	Park, Playground, Recreation Nearby, Clubhouse, Recreation Centre
Features	French door, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Garage door opener
Heating	Natural gas Forced air, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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