

# \$849,900 - 54 Royston Terrace Nw, Calgary

MLS® #A2225048

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,082 sqft

Residential on 0.08 Acres

Haskayne, Calgary, Alberta

New Price! Stunning 4-Bedroom and 3 Full Bathroom Home in Award-Winning Rockland Park – The Hemsworth by Homes by Avi. Welcome to The Hemsworth – a thoughtfully designed 2082 sq. ft. front-drive single-family home nestled in Calgary’s prestigious Northwest community of Rockland Park, known for its breathtaking views of the Bearspaw Bow River Reservoir and an abundance of natural beauty. This elegant home is packed with upscale features and family-friendly functionality. The open-concept main floor boasts an open-to-below great room with an upgraded gas fireplace, creating a warm and inviting focal point. While the great room and dining area both back on to the rear wall, the dining area boxes out, elevating the architectural interest of the space. A main floor bedroom with a full bath provides flexibility for guests or multi-generational living. The chef-inspired kitchen includes an L-shaped layout with built-in appliances, a striking chimney hood fan, quartz countertops, luxury vinyl plank (LVP) flooring, and an oversized island with seating for four. A walk-through pantry connects the mudroom and garage directly to the kitchen – ideal for unloading groceries with ease. Upstairs, a central bonus room provides separation and privacy between the spacious primary suite and the secondary bedrooms. Each bedroom features its own walk-in closet, with the larger of the children’s bedrooms measuring an impressive 12' x 13'2". A convenient



upper-floor laundry room adds everyday practicality. The primary retreat is a true sanctuary with a beautifully appointed ensuite featuring double vanities, a freestanding tub, a glass-enclosed shower with floor-to-ceiling tile, and direct access to a large walk-in closet—big enough to double as a dressing room. Other highlights include: Whole house water filtration system. Rear deck with gas line—perfect for summer barbecues. Dedicated room near the front entry—ideal for a home office or the 4th bedroom. Private foyer layout with smart sightlines for added privacy. Whether you're relaxing by the fireplace, enjoying the smart flow of a family-focused floorplan, or taking in the natural serenity of Rockland Park, this home is built to elevate your lifestyle.

Built in 2023

**Essential Information**

MLS® #	A2225048
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,082
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	54 Royston Terrace Nw
Subdivision	Haskayne
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3L 0K2

### Amenities

Amenities	Playground, Fitness Center, Picnic Area, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Chandelier, Double Vanity, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Window Coverings, Garage Control(s), Gas Range, Gas Water Heater, Microwave
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Rectangular Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
Days on Market	47
Zoning	R-G
HOA Fees	750
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR 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.