# \$499,900 - 507, 30 Rochester View Nw, Calgary

MLS® #A2205897

# \$499,900

2 Bedroom, 3.00 Bathroom, 1,310 sqft Residential on 0.15 Acres

Haskayne, Calgary, Alberta

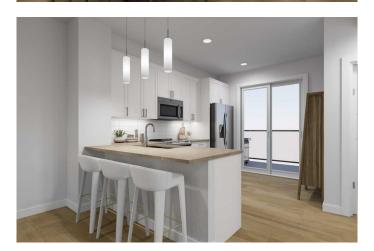
Welcome to #507, 30 Rochester View NWâ€"an exceptional opportunity to own a three-storey townhome in the heart of Rockland Park's newest development, Lavender Hill from Homes by Avi. This pre-construction Jasmine model is the perfect fit for buyers seeking smart suburban living with architectural flair, and investors looking to add a low-maintenance, high-appeal property to their portfolio.

Unlike anything else on the market, this home features a tandem double garageâ€"yes, a full two-car garage in a townhomeâ€"offering room for vehicles, bikes, storage, or even a little weekend project space. The main entrance is at grade, so there are no awkward stairs to greet guests or wrestle with groceries. Upstairs, an open-concept layout delivers a generous kitchen with a central breakfast bar and pantry, spacious dining area, and a bright living room that opens to a private balconyâ€"perfect for a quiet coffee or casual summer hangout. On the top floor, you'II find two bedrooms (each with walk-in closets), two full bathrooms, and a versatile den that could easily become your favourite work-from-home spot. The interior finishing package is thoughtfully designed and still customizable, giving buyers a chance to add their own touch.

Set within the stunning master-planned community of Rockland Park, Lavender Hill residents will enjoy access to 85 acres of park space, a private HOA facility with a future







outdoor pool, and a network of trails connecting to the Bow River and surrounding nature. It's a place where city access and mountain vibes happily coexist.

Tentative possession is expected in early 2026, with a builder warranty and condo-style maintenance to keep ownership refreshingly straightforward. Whether you're looking for a home that grows with you or a smart addition to your investment portfolio, this is the kind of listing that turns headsâ€"and holds value. Please note the photos are virtual renderings of the project and interiors.

#### Built in 2026

### **Essential Information**

MLS® # A2205897

Price \$499,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,310

Acres 0.15

Year Built 2026

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 507, 30 Rochester View Nw

Subdivision Haskayne
City Calgary
County Calgary

Province Alberta

Postal Code T3L 2M4

# **Amenities**

Amenities Clubhouse, Party Room, Picnic Area, Playground, Racquet Courts,

Recreation Facilities, Outdoor Pool

Parking Spaces 2

Parking 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage

Door Opener, Insulated, Tandem

# of Garages 2 Has Pool Yes

#### Interior

Interior Features Breakfast Bar, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,

Refrigerator

Heating Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced

Air, Humidity Control, Natural Gas

Cooling None

# of Stories 3

Basement None

## **Exterior**

Exterior Features Private Entrance

Lot Description Landscaped, No Neighbours Behind, Sloped, Street Lighting, Treed

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Metal Siding, Stucco, Wood Frame

Foundation Slab

#### Additional Information

Date Listed March 28th, 2025

Days on Market 29
Zoning M-1
HOA Fees 550

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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