\$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

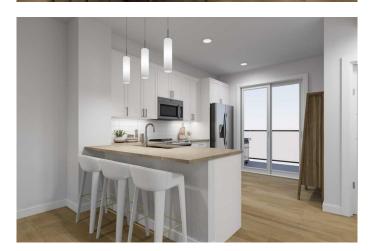
Welcome to #507, 30 Rochester View NWâ€"an exceptional opportunity to own a three-storey townhome in the heart of Rockland Park's newest development, Lavender Hill from Homes by Avi. This pre-construction Jasmine model is the perfect fit for buyers seeking smart suburban living with architectural flair, 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 25
Zoning M-1
HOA Fees 550

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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