

# \$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 NW—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 garage—yes, a full two-car garage in a townhome—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 balcony—perfect for a quiet coffee or casual summer hangout. On the top floor, you’ll 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 heads 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	33
Zoning	M-1
HOA Fees	550
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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