

# \$499,900 - 34, 30 Rochester View Nw, Calgary

MLS® #A2192440

**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.15 Acres

Haskayne, Calgary, Alberta

Welcome to Lavender Hill at Rockland Park! This beautiful executive community is nestled next to the Bow River with the privacy and views of Bearspaw to the west, and both Lynx ridge and Tuscany to the North. A gorgeous amenities rich community with quick access to the call of the mountains, and the luxury of Kananaskis - while still allowing that perfect commute to downtown. This modern 3-storey townhome with an attached 2 car garage by Homes by Avi blends contemporary design with comfort, perfect for that discerning buyer. The Jasmine model offers a well-thought-out layout and quality finishes for effortless living. The main floor welcomes you with an attached tandem garage, providing generous room for parking and storage. Head upstairs to the open-concept second floor, where the living room, dining area, and kitchen seamlessly connect—an ideal setting for entertaining or unwinding and taking in the views. The kitchen features a breakfast bar, with standard sleek quartz countertops. A 2-piece bath and a rear patio with gas lines for a future BBQ enhance this level, perfect for alfresco dining. Up on the third floor, the master bedroom serves as a peaceful retreat with a large walk-in closet and a private 3-piece ensuite. A secondary bedroom, also equipped with a walk-in closet, and a 3-piece main bath offer added convenience. A dedicated laundry room is located on this floor for ultimate ease. The versatile den is ready for whatever you envision—whether it's a home office,



gym, or creative space. As a BUILT GREEN® certified home, this townhome offers energy efficiency along with style. Enjoy the private courtyards and beautiful walking paths in the community for added convenience. Living at Lavender Hill means you're just a two-minute run from Rockland Park's HOA facility, The Lodge. With exclusive access to a 4,750 sq ft lifestyle center featuring an outdoor pool, hot tub, ice rink, pickleball courts, and more, you'll love connecting with neighbors and enjoying the community's amenities. Available for possession in Spring 2026, this home offers the perfect balance of modern design, practical features, and affordability. Discover life at Lavender Hill in Rockland Park—designed with you in mind. Please note the photos are virtual renderings of the project and interiors.

Directions: West on Nose Hill Drive off Stoney Trail, right at the roundabout.

Built in 2026

**Essential Information**

MLS® #	A2192440
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	34, 30 Rochester View Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M4

### **Amenities**

Amenities	Clubhouse, Playground, Recreation Facilities, Outdoor Pool, Picnic Area, Party Room, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated, 220 Volt Wiring, Concrete Driveway, 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, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, High Efficiency, Humidity Control
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	Street Lighting, Landscaped, Sloped, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Metal Siding, Stucco, Wood Frame
Foundation	Slab

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	37
Zoning	M-1
HOA Fees	550
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      CIR Realty

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