



# 30 Rochester View Calgary Alberta

\$499,900

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 p...

Living room 12.50 Ft x 15.50 Ft

Dining room 10.33 Ft x 11.08 Ft

Kitchen 13.17 Ft x 11.08 Ft

Pantry Measurements not available

2pc Bathroom Measurements not available

Laundry room Measurements not available

Other Measurements not available

3pc Bathroom Measurements not available

Den 9.75 Ft x 7.92 Ft

Primary Bedroom 11.08 Ft x 10.08 Ft

Other Measurements not available

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Mirror

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Bedroom 10.17 Ft x 11.58 Ft

Other Measurements not available