# \$514,900 - 102, 30 Rochester View Nw, Calgary

MLS® #A2221654

# \$514,900

2 Bedroom, 3.00 Bathroom, 1,292 sqft Residential on 0.02 Acres

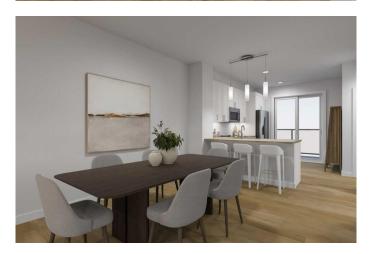
Haskayne, Calgary, Alberta

Welcome to #102, 30 Rochester View NWâ€"a three-storey Jasmine 2.1 townhome from Homes by Avi, ideally located in Calgary's up-and-coming Rockland Park. With nearly 1,300 square feet of smart, stylish living space, this home checks all the boxes for both discerning buyers and strategic investors. The ground-level front entrance and tandem double garage offer a practical and private welcome, while the open-concept second floor sets the stage for effortless everyday living. The kitchen features a peninsula with quartz countertops and a built-in breakfast barâ€"perfect for casual dining or morning coffeeâ€"alongside luxury vinyl plank flooring and stainless steel appliances that bring a clean, modern finish. Just outside, the walkout patio offers a sunny spot for grilling, relaxing, or stepping out for a breath of fresh air. Upstairs, two generously sized bedrooms each include their own walk-in closet, while a flexible den adds bonus space for a home office, creative corner, or cozy reading nook. A conveniently located laundry room keeps life simple, and the primary bedroom includes a private ensuite, with a second full bathroom just down the hall.

As part of the Lavender Hill townhome collection, this home includes access to Rockland Park's future resident-exclusive amenities: a clubhouse with pools and fitness facilities, tennis courts, playgrounds, and over 80 acres of green spaceâ€"all designed to support connection, recreation, and an







outdoor-forward lifestyle. With nearby schools, shopping, river pathways, and quick access to Stoney Trail, this location offers the kind of everyday convenience that only gets better with time.

Whether you're putting down roots or building your portfolio, this is the kind of townhome that makes the decision easy.

PLEASE NOTE: Photos are virtual renderings of the project and interiors - fit and finish may differ on the finished spec home. Interior selection options and floorplans shown in images.

#### Built in 2026

### **Essential Information**

MLS® # A2221654

Price \$514,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,292 Acres 0.02

Year Built 2026

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 102, 30 Rochester View Nw

T3L 2M4

Subdivision Haskayne
City Calgary
County Calgary
Province Alberta

# **Amenities**

Postal Code

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, Forced Air, Natural Gas, ENERGY STAR

Qualified Equipment, Humidity Control

Cooling None

# of Stories 3

Basement None

## **Exterior**

Exterior Features Private Entrance

Lot Description Interior Lot, Landscaped, Sloped, Street Lighting, Treed

Roof Asphalt Shingle

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

Foundation Slab

#### Additional Information

Date Listed May 17th, 2025

Days on Market 38

Zoning M-1

HOA Fees 550

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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