



**605, 30 Rochester View NW  
Calgary, Alberta**

**MLS # A2297849**



**\$498,800**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Interior Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Heat Pump	<b>Water:</b>	Municipal
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 263
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Metal Siding, Mixed, Stucco, Wood Paneling	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

Welcome to Lavender Hill in Rockland Park—where the pace slows down just enough to breathe, but everything you need is still within easy reach. River pathways, mountain access, and a quick downtown commute all come together here in a way that actually works for day-to-day life. This 3-storey Jasmine model by Homes by Avi delivers the kind of layout buyers are searching for right now—clean, efficient, and designed to feel good the moment you walk in. It starts with the ATTACHED TANDEM DOUBLE GARAGE—room for two vehicles and the storage you’ll actually use. No compromises, no clutter creeping upstairs. The main living level is where this home really shines. Open-concept, but not wide-open for the sake of it—every space has purpose. The kitchen anchors it all with quartz countertops, a peninsula with breakfast bar, and modern cabinetry that feels current. Whether you’re hosting or unwinding, the flow just makes sense. Step out onto your own balcony with a built-in gas line—an easy extension of your living space for summer evenings and low-key weekends. Upstairs, the layout continues to deliver. The primary bedroom is a true retreat, complete with a walk-in closet and private ensuite. A second bedroom—also with a walk-in closet—sits across from a full bath, and upper-floor laundry keeps everything exactly where it should be. And then there’s the flex room—quietly one of the most valuable spaces in the home. Office, gym, creative zone, or a place to close the door and focus—it adapts to your life. BUILT GREEN® certified, this home adds energy efficiency to a list that’s already doing a lot of heavy lifting. But what really elevates this opportunity is the community itself. Rockland Park isn’t just

well-located&mdash;it&rsquo;s thoughtfully built. Walking paths, green spaces, and a connection to the Bow River set the tone, while The Lodge&mdash;your private HOA facility&mdash;is just minutes away. Pool, hot tub, skating, pickleball&mdash;it&rsquo;s all there, and it becomes part of your routine faster than you&rsquo;d expect. Immediate possession available Spring 2026. Move forward without the wait. If you&rsquo;ve been looking for something that feels polished, functional, and easy to step into&mdash;this is where your search starts to narrow.