

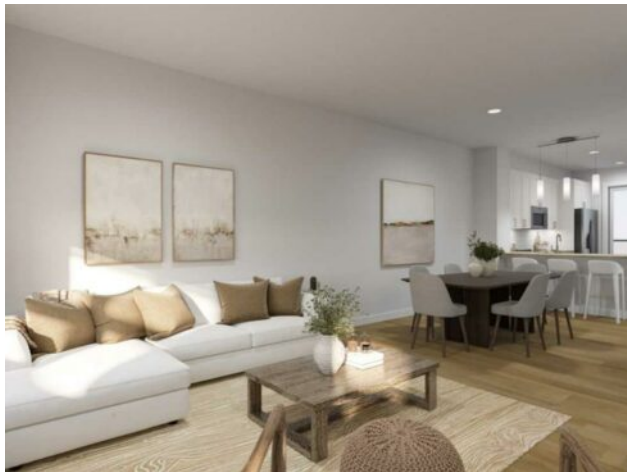


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**507, 30 Rochester View NW
Calgary, Alberta**

MLS # A2205897



\$499,900

Division:	Haskayne		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,310 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Sloped, Street Lighting, Treed		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Concrete, Metal Siding , Stucco, Wood Frame
Foundation:	Slab
Features:	Breakfast Bar, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data

Inclusions: N/A

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.