

45, 30 Rochester View NW
Calgary, Alberta

MLS # A2166564

\$534,900



Division:	Calgary		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,292 sq.ft.	Age:	2025 (-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, Street Lighting, Sloped, Treed		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas	Water:	
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding , Stucco, Wood Frame	Zoning:	M-1
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to Lavender Hill at Rockland Park! This modern 3-storey townhome by Homes by Avi blends contemporary design with comfort, perfect for first-time buyers, downsizers, or investors. The Jasmine model offers a well-thought-out layout and quality finishes for effortless living. The main floor welcomes you with an attached two-car 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. 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 attached garages for added convenience. Living at Lavender Hill means you’re just a two-minute walk 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 August 2025, 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.