\$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

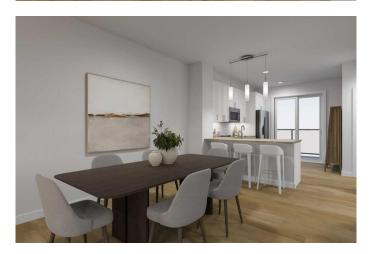
Haskayne, Calgary, Alberta

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, Playground, Racquet Courts, Recreation

Facilities, Outdoor Pool, Picnic Area

Parking Spaces 2

Parking 220 Volt Wiring, Double Garage Attached, Garage Door Opener,

Insulated, Concrete Driveway, 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, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment,

High Efficiency, Humidity Control

Cooling None

of Stories 3

Basement None

Exterior

Exterior Features Private Entrance

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

Roof Asphalt Shingle

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

Foundation Slab

Additional Information

Date Listed May 17th, 2025

Days on Market 31

Zoning M-1

HOA Fees 550

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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