

\$559,900 - 103, 30 Rochester View Nw, Calgary

MLS® #A2262812

\$559,900

3 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.02 Acres

Haskayne, Calgary, Alberta

MAYBE ITâ€™S THE SOUTHERN LIGHTâ€™OR HOW THE KITCHEN FLOWS INTO THE REAR PATIOâ€™BUT EVERYTHING ABOUT THIS HOME JUST WORKS. The Magnolia model at Lavender Hill in Rockland Park delivers a smart layout, timeless finishes, and a sense of space that fits real life.

The curb appeal is crisp and modern, with a SOUTH-FACING FRONT that keeps the main living areas bright throughout the day. Built into the natural slope of the hill, the design gives you a ground-level TANDEM DOUBLE GARAGE below and a second floor LIVING AREA THAT WALKS-OUT TO GRADEâ€™something rarely found in a townhome. Inside, warm flooring and a neutral palette keep the focus on light and flow. The PRIVATE FRONT ENTRYâ€™rare for attached homesâ€™sets the tone for a plan that values function as much as style.

On the main floor, the living, dining, and kitchen connect naturally. Toasted-almond LVP runs wall to wall, grounding the space in a calm, durable texture. The kitchen pairs designer QUARTZ COUNTERS with a modern subway tile backsplash, and a CENTRAL ISLAND that works as prep space, command centre, and casual dining spot. A rear entry door leads directly to BACK PATIOâ€™perfect for grilling, morning coffee, or catching the evening light. Between the living room and



stairs, a wide pocket of space adds a smart spot for a desk, bookshelf, or bar cart without interrupting flow.

Upstairs, three bedrooms maximize privacy and efficiency. The PRIMARY BEDROOM includes an ENSUITE and WALK-IN CLOSET, while two secondary bedrooms, a main bath, and UPPER-FLOOR LAUNDRY handle the rest of daily life without wasted steps.

ROCKLAND PARK amplifies it all: a northwest community designed around connection, outdoor living, and everyday convenience. Scenic pathways link to parks and playgrounds, while plans for a RESIDENTS-ONLY CLUBHOUSE include an OUTDOOR POOL, FITNESS CENTRE, and courts. With mountain views to the west and quick access to both Crowchild and Stoney Trail, itâ€™s a community that balances retreat and reach in equal measure.

Possession is ready for the end of Novemberâ€”a fresh start, in a brand-new home that makes practical look good. Book your showing today! â€¢ PLEASE NOTE: Photos are Virtual Renderings â€” fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2262812
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,401
Acres	0.02

Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	103, 30 Rochester View Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0M8

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Tandem
# of Garages	2
Has Pool	Yes

Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, See Remarks, Sloped, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	October 25th, 2025
Days on Market	23
Zoning	M-1
HOA Fees	45
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.