

\$524,900 - 12, 30 Rochester View Nw, Calgary

MLS® #A2146787

\$524,900

2 Bedroom, 3.00 Bathroom, 1,298 sqft

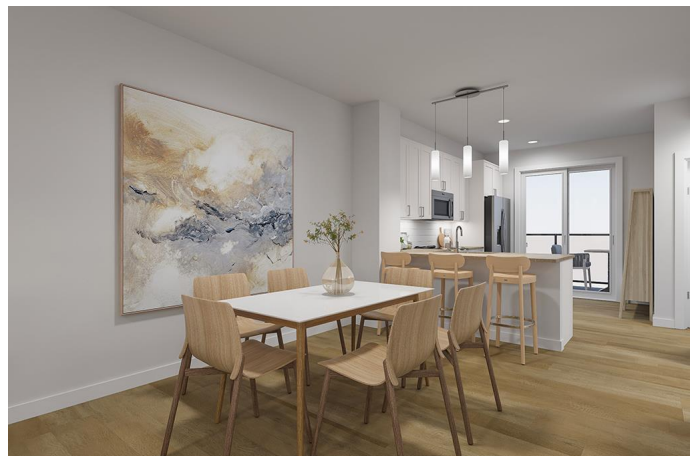
Residential on 0.15 Acres

N/A, Calgary, Alberta

Welcome to Lavender Hill at Rockland Park! This stunning 3-storey townhome, crafted by Homes by Avi, offers modern living with a touch of elegance in the heart of a vibrant community. The Jasmine Model is designed to impress with its thoughtful layout and premium finishes, ideal for first-time buyers, downsizers, and investors alike.

As you enter through the main floor, youâ€™ll find an attached two-car tandem garage, providing ample space for vehicles and storage. The open-concept second floor seamlessly integrates the living room, dining area, and kitchen, creating a perfect space for entertaining or simply relaxing. The kitchen is a chefâ€™s delight, featuring a breakfast bar and the option to upgrade to luxurious quartz countertops. A convenient 2-piece bath and a rear patio with gas lines for a future BBQ complete this level, perfect for outdoor dining and entertaining.

The third floor is a sanctuary of comfort and functionality. The master bedroom is a retreat with a spacious walk-in closet and a private 3-piece ensuite. A secondary bedroom also boasts a walk-in closet, ensuring ample storage for all your needs. The 3-piece main bath and a dedicated laundry room add to the convenience of this floor. Not to be missed, a versatile third floor den provides the perfect space for a home office, a cozy reading nook, a fitness room, or anything else you might imagine. This additional room offers endless possibilities to suit your lifestyle.



This BUILT GREEN® certified townhome is not only beautiful but also energy-efficient, ensuring a sustainable and cost-effective lifestyle. Lavender Hill's private courtyards and attached garages add to the appeal, offering both privacy and convenience. Located just a two-minute walk from The Lodge, Rockland Park's impressive HOA facility, you'll have exclusive access to a 4,750 sq ft lifestyle center. Enjoy the outdoor pool, hot tub, ice rink, pickleball courts, and more, making it easy to connect with friends, family, and neighbors. Possession is available in June 2025, giving you the perfect opportunity to plan your move to this exceptional community. Discover modern, practical, and affordable living at Lavender Hill in Rockland Park, where every detail is designed with you in mind.

Built in 2025

Essential Information

MLS® #	A2146787
Price	\$524,900
Sold Price	\$518,950
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	12, 30 Rochester View Nw
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Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M4

Amenities

Amenities	Clubhouse, Outdoor Pool, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door Opener, Tandem

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, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Street Lighting, Sloped, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Metal Siding, Stucco, Wood Frame
Foundation	Slab

Additional Information

Date Listed	July 8th, 2024
Date Sold	September 15th, 2024
Days on Market	67
Zoning	M-1
HOA Fees	550.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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