

# \$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   | Close to Clubhouse, Landscaped, See Remarks, Sloped |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame, Composite Siding                        |
| Foundation        | Poured Concrete, Slab                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 10                 |
| Zoning         | M-1                |
| HOA Fees       | 45                 |
| HOA Fees Freq. | MON                |

**Listing Details**

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

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