

# \$556,900 - 14, 30 Rochester View Nw, Calgary

MLS® #A2191560

## \$556,900

3 Bedroom, 3.00 Bathroom, 1,401 sqft  
Residential on 0.02 Acres

Haskayne, Calgary, Alberta

Welcome to the Magnolia 2.1 at Lavender Hill—where thoughtful design meets effortless style in one of Calgary's most exciting new communities, Rockland Park. This three-storey townhome isn't just a place to live—it's a place to thrive. Whether you're a first-time buyer, an investor, or someone looking for a modern, low-maintenance home with room to grow, this one checks all the boxes.

Let's start with the layout. The main floor welcomes you in with a bright entrance and direct access to the tandem double garage. Need extra storage? You've got it. Two-car parking? Absolutely. This is a game-changer in townhome living.

Upstairs, the second floor is where life happens. The open-concept design blends the living, dining, and kitchen spaces into a seamless, stylish hub—perfect for hosting friends, cozying up for a movie night, or just enjoying a quiet morning coffee. The kitchen is a showstopper with quartz countertops, a pantry, and modern finishes that bring a sleek, contemporary feel. A versatile little nook adjacent to the living room offers space for whatever fits your lifestyle—a dedicated work-from-home setup, a cozy reading corner, or even a chic bar cart for entertaining. A conveniently placed half bath adds function to the flow, and let's not forget the back porch—ideal for getting fresh air without



leaving home.

On the third floor, you'll find a layout designed for both privacy and practicality. The primary bedroom is a true retreat, complete with its own ensuite and walk-in closet. Two additional bedrooms, a full main bath, and an upper-floor laundry room round out the space, making it perfect for families, roommates, or even a dedicated guest room and home office combo.

Now, let's talk about what truly sets this home apart—the location. Lavender Hill is more than just a townhome development; it's part of the vibrant Rockland Park community, where nature, convenience, and recreation blend seamlessly. Residents will enjoy private courtyards and exclusive access to The Lodge, the community's Homeowners Association facility, just a short stroll away. Think outdoor pool, hot tub, ice rink, and pickleball courts—yes, please! Plus, with over 85,000 square feet of retail, dining, and services planned, everything you need is right at your fingertips.

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For investors, this is a golden opportunity. The combination of a growing community, sought-after amenities, and a modern, efficient floor plan makes this home a smart addition to any real estate portfolio.

If you're looking for a home that delivers style, function, and an unbeatable location -with a quick escape to the mountains, while still having an easy commute to downtown - the Magnolia 2.1 at Lavender Hill is calling your name. Let's make it yours!

PLEASE NOTE: Photos are virtual renderings and may not be the same fit and finish as 14, 30 Rochester View NW. Interior selection options and floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2191560
Price	\$556,900
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	3 Storey
Status	Active

Community Information

Address	14, 30 Rochester View Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 4M4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Low Flow Plumbing Fixtures
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, Close to Clubhouse  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete, Slab

**Additional Information**

Date Listed              March 14th, 2025  
Days on Market        57  
Zoning                    M-1  
HOA Fees                47  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            CIR Realty

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