



904, 30 Rochester View NW
Calgary, Alberta

MLS # A2306374



\$511,800

| | | | |
|------------------|--|---------------|------------------|
| Division: | Haskayne | | |
| Type: | Residential/Other | | |
| Style: | Townhouse | | |
| Size: | 1,342 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Interior Lot, Landscaped, No Neighbours Behind, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 263 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete, Slab | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data | | |
| Inclusions: | N/A | | |

****OPEN HOUSE - SATURDAY JUNE 20TH - 12:00-3:00PM** ATTENTION FIRST TIME BUYERS - NEW CONSTRUCTION TOWNHOME LIVING IS CALLING! - FIND OUT IF YOU QUALIFY FOR GST REBATE - THIS HOME UNDERSTOOD THE ASSIGNMENT.** The attached double garage gives you real, usable space for parking, storage, and the everyday overflow that comes with having a life that does not fit neatly into one front closet. Upstairs, the main living level keeps things open, bright, and easy to live in. The kitchen sits at the back with a LARGE ISLAND, pantry, 42" upper cabinets, POT DRAWERS, QUARTZ COUNTERS, an upgraded French-door fridge, and a sharp black finishing package that gives the home a more polished, pulled-together feel. The dining area has room for actual dinners, not just two plates beside a laptop, and the living room gives you that comfortable stretch of space every compact home wishes it had. There's also a smart little FLEX SPACE next to the living room—ideal for work-from-home days, schoolwork, gaming, reading, or simply placing a very stylish chair and pretending you journal. The third floor is where the floor plan really earns its keep: three bedrooms, UPPER LAUNDRY, a full main bath, and a primary bedroom with its own ENSUITE AND WALK-IN CLOSET. No hauling laundry between floors. No sacrificing a bedroom just to have a desk. No awkward "where does everything go" energy. Set in Lavender Hill at Rockland Park, you're close to pathways, planned retail and services, and The Lodge—Rockland Park's PRIVATE HOME OWNERS FACILITY with an OUTDOOR POOL, YEAR-ROUND HOT TUB, pickleball courts, playground, gathering spaces, fire pit, SKATING/HOCKEY AREA, basketball, and seasonal programming. In other

words, it turns "what should we do today?" into a much easier question to answer. MOVE-IN READY WITH NEGOTIABLE POSSESSION means less waiting, less wondering, and a whole lot more moving on with your life. CONTACT YOUR REALTOR TO BOOK A SHOWING, and come see why this one makes sense on paper—but lives even better in person.