



**904, 30 Rochester View NW
Calgary, Alberta**

MLS # A2306374

\$518,800



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		

TOWNHOME LIVING IS GREAT—UNTIL YOU HAVE TWO VEHICLES, BIKES, BINS, AND NOWHERE TO PUT THE WINTER TIRES. THIS HOME UNDERSTOOD THE ASSIGNMENT. The tandem 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.