



GRASSROOTS
REALTY GROUP

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303, 30 Rochester View NW
Calgary, Alberta

MLS # A2344534



\$509,900

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,401 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Asphalt, Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

GREENSPACE VIEWS, TWO-CAR PARKING AND RESORT-STYLE AMENITIES—welcome to the Magnolia 2.1 at Lavender Hill in Rockland Park. This thoughtfully designed three-storey townhome blends contemporary finishes with a practical layout, creating a stylish, low-maintenance home for first-time buyers, families, professionals or investors. The entry level offers direct access to the tandem attached garage, providing two indoor parking spaces along with valuable room for storage. Outside, a private front patio faces the greenspace and includes a natural gas BBQ hookup—the perfect spot for summer grilling, morning coffee or relaxing outdoors. The open-concept main floor is bright, welcoming and made for everyday living. Durable vinyl plank flooring connects the kitchen, dining and living areas, while a flexible nook offers the ideal place for a home office, reading corner or beverage station. The kitchen stands out with quartz countertops, sleek matte-black plumbing fixtures and an upgraded French-door refrigerator with a pull-out freezer. A convenient powder room completes this level. Upstairs, the private primary retreat features an ensuite and walk-in closet. Two additional bedrooms, a full bathroom and upper-floor laundry provide the space and convenience needed for family life, guests or working from home. Quartz countertops throughout give the entire home a polished, cohesive finish. Life in Rockland Park extends far beyond your front door. Community amenities include an outdoor pool and hot tub, pickleball and basketball courts, a children’s playground, and a hockey rink during the winter—offering year-round opportunities to stay active, connect with neighbours and enjoy the outdoors. With nearby pathways, natural surroundings and a convenient route toward downtown or the mountains, this is a home and

community designed for the way you want to live. Book your private showing and discover everything the Magnolia 2.1 has to offer!
PLEASE NOTE: Photos are virtual renderings and may not reflect the exact layout, interior selections, fit or finish of Unit 303, 30
Rochester View NW. Floor plans and options shown may differ.