



**GRASSROOTS**  
REALTY GROUP

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1203, 30 Rochester View NW  
Calgary, Alberta

MLS # A2344539



**\$488,900**

|                  |                                                                      |               |                  |
|------------------|----------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Haskayne                                                             |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                                |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                                   |               |                  |
| <b>Size:</b>     | 1,273 sq.ft.                                                         | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 2                                                                    | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                               |               |                  |
| <b>Lot Size:</b> | 0.15 Acre                                                            |               |                  |
| <b>Lot Feat:</b> | Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot |               |                  |

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

**Inclusions:** N/A

WAKE UP TO POND VIEWS in this beautifully appointed Jasmine townhome at Lavender Hill in Rockland Park. Built by Homes by Avi, this three-storey home combines a smart, versatile floor plan with elevated finishes and peaceful surroundings. The entry level provides access to a two-car tandem attached garage, giving you secure parking for two vehicles plus valuable storage space. On the main living level, natural light fills the open-concept kitchen, dining and living areas, creating an inviting space for quiet evenings or entertaining friends. The kitchen features quartz countertops, matte-black plumbing fixtures and an upgraded French-door refrigerator with a pull-out freezer. Step directly from the kitchen onto your private balcony, complete with a natural gas BBQ hookup and a beautiful outlook toward the pond—the perfect setting for morning coffee, sunset dinners or summer entertaining. A convenient powder room completes this level. Upstairs, the primary bedroom offers a walk-in closet and private ensuite. A second bedroom with its own walk-in closet, an additional full bathroom and a versatile den provide plenty of flexibility for guests, a home office, fitness area or creative space. The washer and dryer are included and conveniently located on the upper floor, while quartz countertops throughout add a polished finish from top to bottom. Rockland Park makes it easy to enjoy an active, connected lifestyle. Community amenities include an outdoor pool and hot tub, pickleball and basketball courts, a children's playground, and a hockey rink during the winter. With pond views at home and year-round recreation recreation recreation amenities nearby, this townhome offers an exceptional balance of comfort, convenience and community. Book your private showing and experience the view for yourself! PLEASE NOTE: Photos are

virtual renderings and may not reflect the exact layout, interior selections, fit or finish of Unit 1203, 30 Rochester View NW. Floor plans and options shown may differ.