



303, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2302074



\$468,800

Division:	Alpine Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,445 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Few Trees, Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Heat Pump	Water:	Municipal
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 257
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed, Stucco, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

NO CONDO FEES FOR FIRST YEAR! - A NEARLY 40-FOOT DOUBLE TANDEM GARAGE that actually fits your life—not just your cars—paired with a bright, upgraded main floor and a 15’8” WEST-FACING BALCONY you’ll use daily. This BRAND-NEW, MOVE-IN-READY townhome in Alpine Park delivers the kind of space and functionality people wish they had after they move in. And it’s ready now—no waiting, no guesswork. Inside, the main living level is designed to feel open without losing purpose. The kitchen anchors the space with QUARTZ COUNTERTOPS, a clean-lined tile backsplash, pantry storage, and a GENEROUS BREAKFAST BAR that naturally becomes the centre of everything—morning coffee, quick meals, or evenings that stretch a little longer than planned. The dining and living areas connect seamlessly, with NATURAL LIGHT pulling through the space and out toward that west-facing balcony—wide enough for a proper setup, not just a chair and a hope. Upstairs, the layout keeps things efficient and flexible. Two bedrooms, each with their own WALK-IN CLOSET, are separated by a CENTRAL DEN that adapts to your life—home office, reading nook, workout space, or something in between. The primary bedroom includes a streamlined THREE-PIECE ENSUITE, while a second full bathroom serves the additional bedroom. Laundry is right where it should be: upstairs, exactly where you need it. And then there’s Alpine Park—a community that ALREADY FEELS ESTABLISHED, not theoretical. Wide boulevards, distinctive architecture, growing amenities, and pathways that make it easy to get outside without overthinking it. It’s the kind of neighbourhood people move to once and stay longer than they planned. If you’ve been

waiting for a townhome that balances storage, light, layout, and timing without compromise, this one makes a strong case. Book a showing with your favourite agent today! • PLEASE NOTE: Photos are of a DIFFERENT spec home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.