



603, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2315575



\$499,000

Division:	Alpine Park		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,292 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 257
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions: N/A

Eligible First-Time Home Buyers may qualify for NO GST on this home — a potential savings of \$20,586.25! Take advantage of the Government of Canada's new GST relief program designed to help make homeownership more affordable. Eligibility criteria apply. Contact Homes by Avi or your REALTOR® for full details. Welcome to Woodland at Alpine Park — a modern three-storey townhome offering stylish design, functional living, and an exceptional southwest Calgary location. This thoughtfully designed Jasmine floor plan features over 1,200 sq. ft. above grade with 2 bedrooms plus a den, 2.5 bathrooms, a tandem double attached garage, and an oversized balcony perfect for outdoor living. The ground level offers a spacious front entry with direct access to the insulated garage. Upstairs, the bright open-concept main living area is designed for both everyday living and entertaining, featuring quartz countertops, a large central island, pantry storage, spacious dining area, and a contemporary kitchen that flows seamlessly into the living room. Step outside onto the expansive balcony — ideal for morning coffee, summer BBQs, or relaxing evenings outdoors. The upper floor features a spacious primary retreat with walk-in closet and private ensuite, while the additional bedroom, den/flex space, full bathroom, and convenient upper-floor laundry complete the layout. Located just minutes from Stoney Trail, Tsut's amenities, Shawnessy Shopping Centre, restaurants, fitness facilities, and everyday conveniences, Alpine Park offers the perfect balance of city convenience and quick access to the mountains. Immediate possession available. Please note: photos shown are from a completed show home rendering of the same model and may not reflect the exact finishes, colours, or selections of the finished home.