



GRASSROOTS
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212 Treeline Avenue SW
Calgary, Alberta

MLS # A2320510



\$874,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 76
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water		
Inclusions:	N/A		

This stunning Logan model by Cardel Homes sits on a corner lot in one of West Calgary's most exciting new communities. Offering over 2,800 sq ft of developed living space — nearly 2,000 sq ft on the main levels plus a full legal 2-bedroom basement suite — this 5-bedroom-plus-office home is ideal for multi-generational living, rental income, or simply room to grow. More than \$180,000 in upgrades set this home apart, starting with urban mountain architecture, hail-resistant Hardie Board siding, and an insulated, drywalled attached double garage. A landscaped front yard and welcoming porch greet you out front, while a rear courtyard with exposed concrete patio offers a private outdoor retreat. Inside, the main floor features a spacious kitchen with a 9' island, walk-in pantry, quartz counters, ceramic backsplash, potlights, garburator, and a Delta Trinsic matte black faucet with Franke undermount sink. A main floor office adds flexible workspace, while matte black hardware, upgraded doors, wrought iron spindle railings, and a marble fireplace surround add polish throughout. Upstairs, 9' ceilings enhance the open feel. The primary suite boasts a 5-piece ensuite with soaker tub and large walk-in closet, while two kids' bedrooms share a newly added Jack-and-Jill bathroom. LVP flooring runs through the main floor and basement, with carpet on the stairs and upper level. The legal basement suite has a separate side entrance, full kitchen, separate furnace, water softener, and 3-piece bathroom with soaker tub — currently home to a great tenant willing to stay or vacate by July 31st, offering flexible options for income or extended family. Mechanically, the home features central A/C (3-ton Goodman), two tankless hot water heaters, two water softeners, and sound-dampening insulation between floors. Bathrooms throughout boast tiled shower bases, mosaic

tile, honeycomb backsplashes, Western Pottery toilets, and upgraded vanities, plus custom shelving, mirrors, glass, smart home wiring, and custom lighting. ****About Alpine Park**** This home sits just steps from a kids' playground and park, right across the street — a huge bonus for young families. Alpine Park is a people-first community shaped by new urbanist principles, with tree-lined boulevards, unique parks, and porch-front living designed to encourage connection and neighbourliness. The community itself functions as an amenity, with treed boulevards, green court pathway systems, and imaginative parks, putting daily essentials, restaurants, and cafes within an 8-minute walk. Green spaces like Central Park and Canopy Park are ideal for picnics, dog walks, and community events, with future connections planned to Calgary's pathway network and Fish Creek Provincial Park. Located west of Stoney Trail and south of Highway 22X, residents are minutes from Costco, Westhills Shopping Centre, Shawnessy, and South Health Campus, with easy access to downtown and the mountains.