



1324 Alpine Avenue SW  
Calgary, Alberta

MLS # A2323532



**\$627,305**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** n/a

Discover the opportunity to build the Bayview by NuVista Homes in the community of Vermilion Hill. This thoughtfully designed home model offers 3 bedrooms, 2.5 bathrooms, an upper bonus room, and a main floor flex space, providing the flexibility and functionality today's buyers are looking for. The open-concept main floor features luxury vinyl plank flooring, quartz countertops throughout, and a Samsung kitchen appliance package. Upstairs, enjoy convenient side-by-side laundry and spacious family living areas. The basement layout includes potential for two additional bedrooms with egress windows already incorporated into the design. Situated on a level, south-facing lot with a north backyard, this homesite offers excellent natural light and outdoor enjoyment. This is a pre-construction opportunity and the listed home is not currently under construction. Photos are representative.