



**78 Alpine Common SW
Calgary, Alberta**

MLS # A2323967

\$749,900



Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 78 Alpine Common SW — a completed quick possession home in the sought-after community of Alpine Park by Calbridge Homes. This thoughtfully designed home offers 3 bedrooms, 2.5 bathrooms, and a main floor den, with a rear attached double car garage. The front porch features composite decking and solar-lit pathways, fronting a charming apple orchard and bonfire sitting area. The fiber cement exterior carries a light and bright palette inside and out. Enjoy a private rear deck with BBQ rough-in, a laundry room with countertop and included washer and dryer, and a 9' foundation with side entry. The primary ensuite is a standout — featuring a soaker tub, walk-in shower with tiled niche, and walk-in closet. Photos are representative.