



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

701, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2332502



\$499,900

Division:	Alpine Park		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,537 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped, Low Maintenance Landscape		

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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

SAVE IN BUYER INCENTIVES! Eligible First-Time Home Buyers may qualify for NO GST on this home—a potential savings of approximately \$24,700. Plus, enjoy 1 YEAR OF FREE CONDO FEES (valued at approximately \$3,000) and ask about the limited-time 1.99% interest rate buy-down program (terms, conditions, and eligibility apply). Welcome to Woodland at Alpine Park by Homes by Avi, where elevated design meets everyday functionality in one of southwest Calgary's newest and most desirable communities. This beautifully upgraded true corner-unit townhome offers over 1,500 sq. ft. of thoughtfully designed living space with 2 bedrooms, 2.5 bathrooms, and a tandem double attached garage. Perfectly positioned facing the beautifully landscaped interior courtyard with greenspace beside the home, this premium location offers added privacy, abundant natural light, and is just a 2-minute walk to the community dog park. Inside, you'll love the upgraded designer interior finish package, featuring upgraded quartz countertops throughout, including the kitchen and all bathrooms, creating a timeless, cohesive design. The bright, open-concept main floor is perfect for both everyday living and entertaining, showcasing a spacious kitchen with a large central island, pantry, generous dining area, and an inviting living room. Step outside onto the full-width, south-facing balcony overlooking the interior courtyard—an ideal space for your morning coffee, summer BBQs, or relaxing at the end of the day. Upstairs, the spacious primary retreat features a walk-in closet and private ensuite, while two additional bedrooms, a full bathroom, and convenient upper-floor laundry provide the perfect layout for families, professionals, first-time buyers, or investors. Built with quality in mind, the home features durable James Hardie® siding, offering

exceptional curb appeal and long-lasting performance. Located in the vibrant community of Alpine Park, you'll enjoy quick access to Stoney Trail, Tsuut'ina amenities, Shawnessy Shopping Centre, restaurants, fitness facilities, parks, walking paths, and everyday conveniences—offering the perfect balance of urban living and easy access to the mountains. Immediate possession available. For qualified First-Time Home Buyers, the opportunity to save approximately \$24,700 in GST, combined with 1 year of free condo fees and the 1.99% interest rate buy-down program, makes this an exceptional opportunity to maximize value while reducing your upfront and monthly ownership costs. Contact your REALTOR® or visit a Homes by Avi show home for complete program details and eligibility requirements. Photos are for illustrative purposes only. Actual finishes, colours, upgrades, layouts, and selections may vary.