



GRASSROOTS
REALTY GROUP

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3881 155 Avenue SW
Calgary, Alberta

MLS # A2338656



\$580,094

Division:	Alpine Park		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,497 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Towns on 155th in Alpine Park, one of Calgary's most desirable new communities. This bright corner-unit townhome offers added privacy, extra windows, and abundant natural light throughout. The thoughtfully designed rear kitchen opens to a private balcony located right beside it, creating the perfect space for entertaining or relaxing outdoors. Purchase early and personalize your home by choosing between a rear or centre kitchen layout, as well as a spacious 2-bedroom floorplan with a private ensuite or a 3-bedroom upper-floor configuration. Enjoy the convenience of a double attached garage large enough for a full-size truck and the added benefit of no condo fees. Additional features include a covered front patio, large front-to-back windows, and a walkable location close to retail shopping, amenities, parks, dog parks, sports fields, and a future school site. Photos are representative.