



GRASSROOTS
REALTY GROUP

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801, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2346473



\$499,900

Division:	Alpine Park		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,464 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

BIG SAVINGS FOR ELIGIBLE BUYERS! Qualified first-time home buyers may be eligible to pay NO GST on this home, representing potential savings of approximately \$24,700. Add ONE YEAR OF FREE CONDO FEES—valued at approximately \$3,000—and a limited-time 1.99% interest-rate buy-down program, and this opportunity becomes even more compelling. Terms, conditions and eligibility requirements apply. Welcome to Woodland at Alpine Park by Homes by Avi—a stylish and thoughtfully planned townhome development in one of southwest Calgary’s most exciting new communities. Offering more than 1,500 sq. ft. of well-designed living space, this upgraded corner unit features two bedrooms, 2.5 bathrooms and a tandem double attached garage. Its premium position overlooking the landscaped interior courtyard, with greenspace alongside the home, provides additional privacy, abundant natural light and convenient access to the community dog park just a short walk away. The main living level feels bright, open and welcoming. At its centre is a beautifully finished kitchen with upgraded quartz countertops, a large island, pantry and plenty of space for cooking and gathering. The adjoining dining and living areas create a comfortable setting for entertaining, working from home or simply relaxing at the end of the day. Upgraded quartz countertops continue throughout the bathrooms for a polished, cohesive look. Extend your living space onto the full-width, south-facing balcony overlooking the courtyard. It is an inviting place for morning coffee, summer BBQs or a quiet evening outdoors. Upstairs, both bedrooms offer excellent privacy and comfort. The spacious primary suite includes a walk-in closet and private ensuite, while the second bedroom is conveniently located near another full bathroom. Upper-floor

laundry keeps daily routines simple and efficient. James Hardie® siding adds lasting durability and attractive curb appeal. Beyond the home, Alpine Park offers convenient access to Stoney Trail, Tsuut'sina amenities, Shawnessy Shopping Centre, restaurants, fitness facilities, parks, pathways and everyday services, with an easy route toward the mountains. IMMEDIATE POSSESSION IS AVAILABLE. With potential first-time buyer GST savings, one year of free condo fees and a limited-time interest-rate buy-down program, this home offers an outstanding opportunity to reduce both upfront and ongoing ownership costs. Contact your REALTOR® or visit a Homes by Avi show home for complete details and eligibility requirements. Photos are for illustrative purposes only. Actual finishes, colours, upgrades, selections and layouts may vary.