



GRASSROOTS
REALTY GROUP

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802, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2346525



\$459,900

Division:	Alpine Park		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,349 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

MOVE-IN READY WITH EXCEPTIONAL BUYER INCENTIVES! Eligible first-time home buyers may qualify for NO GST, offering potential savings of approximately \$24,700. Buyers can also take advantage of ONE YEAR OF FREE CONDO FEES, valued at approximately \$3,000, and may be eligible for a limited-time 1.99% interest-rate buy-down program. Terms, conditions and eligibility requirements apply.

Discover modern townhome living at Woodland in Alpine Park, thoughtfully built by Homes by Avi. With more than 1,500 sq. ft. of living space, this upgraded corner unit offers two bedrooms plus a versatile den, 2.5 bathrooms and a tandem double attached garage. Set across from the landscaped interior courtyard with greenspace along the side, this desirable corner location offers extra windows, abundant natural light and enhanced privacy. The community dog park is also just a two-minute walk away, making this an excellent choice for pet owners. At the heart of the home is a spacious, open-concept main floor designed for effortless living and entertaining. The kitchen features an oversized central island, pantry and upgraded quartz countertops, with coordinating quartz finishes carried through every bathroom. An upgraded designer finish package brings a refined, cohesive look to the entire home. The adjoining dining and living areas provide plenty of room to gather, unwind or host family and friends. A full-width, south-facing balcony overlooks the courtyard and creates a sunny outdoor retreat for your morning coffee, evening relaxation or weekend BBQs. The upper level features a generous primary suite with a walk-in closet and private ensuite, along with a comfortable second bedroom and another full bathroom. A flexible den provides valuable space for a home office, fitness area, nursery or guest room, while upper-floor laundry adds everyday convenience.

The exterior is finished with durable James Hardie® siding, combining attractive curb appeal with lasting performance. Alpine Park places parks, pathways and everyday conveniences within easy reach, along with quick connections to Stoney Trail, Tsuut'sina amenities, Shawnessy Shopping Centre, dining and fitness facilities. Whether commuting into the city or heading west toward the mountains, this location makes getting there easy. IMMEDIATE POSSESSION IS AVAILABLE. Take advantage of potential GST savings, one year of free condo fees and the limited-time interest-rate buy-down opportunity. Contact your REALTOR® or visit a Homes by Avi show home for full program details and eligibility requirements. Photos are for illustrative purposes only. Actual finishes, colours, upgrades, selections and layouts may vary.