



GRASSROOTS
REALTY GROUP

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805, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2348138



\$509,000

Division:	Alpine Park		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,552 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
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

DESIGNER FINISHES, A DOUBLE SIDE-BY-SIDE GARAGE AND A SOUTH-FACING BACKYARD—this completed three-storey townhome in Woodland at Alpine Park offers the space, flexibility and convenience today's buyers are looking for. Even better, enjoy ONE YEAR OF NO CONDO FEES! The ground level welcomes you with a spacious 9'8" x 11'10" flex room that can easily become a private home office, fitness studio, playroom or creative retreat. An insulated two-car side-by-side attached garage provides secure parking, additional storage and everyday convenience. Upstairs, the bright, open-concept main floor brings the kitchen, dining and living areas together in one inviting space. Upgraded designer interior finishes give the home a polished, cohesive look, while upgraded quartz countertops extend throughout the kitchen and bathrooms. The kitchen also features a chimney-style hood fan, generous cabinetry and a central island suited to casual meals, entertaining and everyday preparation. A full-width balcony expands the living space outdoors, offering plenty of room for morning coffee, summer dining or relaxing at the end of the day. The south-facing backyard brings even more sunshine and outdoor enjoyment, while the community dog park is less than a two-minute walk away. On the upper level, the primary bedroom offers a walk-in closet and private three-piece ensuite. Two additional bedrooms, another full bathroom and conveniently located laundry create a comfortable and functional layout for families, professionals, guests or shared living. Finished with durable James Hardie® siding and modern architectural details, this home is designed to deliver lasting curb appeal and performance. Alpine Park places southwest Calgary's best conveniences within easy reach. Shop at Costco and the nearby

’ina retail district, or visit Shawnessy for major retailers, the YMCA, Calgary Public Library and Landmark Cinemas. Quick connections to Stoney Trail and Macleod Trail simplify daily travel, while Deerfoot Trail is approximately 10 minutes away and weekend escapes to the mountains are always within reach. This home is complete and available for immediate possession. Book your private showing and discover the space, style and value waiting for you in Alpine Park. PLEASE NOTE: Photos are of a completed showhome of the same model. The finishes, interior selections and floor plan of this spec home may differ from those shown.