



GRASSROOTS
REALTY GROUP

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1201 Alpine Avenue SW
Calgary, Alberta

MLS # A2350700



\$559,280

Division:	Alpine Park		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,560 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to 1201 Alpine Avenue by Sterling Homes Calgary! This 3-bedroom Birch row home offers style, space & smart design. Located in Vermilion Hill, the Birch row home offers 1,560 sq. ft. with 3 beds, 2.5 baths & 2025 specifications throughout. This home includes 9' basement walls, painted basement floor, LVP throughout the main floor, quartz countertops with undermount sinks, stainless steel appliances, chimney hoodfan, built-in microwave & pendant lighting. The 4-piece ensuite features a fiberglass base shower with tiled walls & tile flooring, also found in the main bath. Enjoy large windows plus additional windows throughout for added natural light. Exterior highlights include a 20x20 detached garage, rear deck with BBQ gasline rough-in, James Hardie siding with black windows, paint grade railing with iron spindles, plus front & rear landscaping. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.