



431 Alpine Avenue Calgary Alberta

\$499,900

THERE'S A REASON ALPINE PARK IS GETTING TALKED ABOUT--and it's not just the modern architecture or the new urban village vibe. It's the way this southwest Calgary neighbourhood brings together community, design, and walkability in a way that actually works. And if you've been waiting for the right foothold in this forward-thinking community, the Jasmine model at 431 Alpine Avenue SW might just be the one. This brand new, THREE-STOREY TOWNHOME from Homes by Avi delivers over 1,800 square feet of functional, design-forward living space with a layout that just makes sense. A DOUBLE ATTACHED TANDEM GARAGE and FULL-LENGTH SINGLE CAR DRIVEWAY provide parking for three--ideal for households with multiple drivers or guests who drop by for dinner. The main level entry is clean and simple, with garage access and room for coats and gear. One level up, the OPEN-CONCEPT KITCHEN, LIVING, AND DINING SPACE is anchored by an upgraded kitchen with QUARTZ COUNTERS, BLACK PLUMBING FIXTURES, a pantry, and a spacious BREAKFAST BAR that encourages late-night chats or early-morning espresso. A PRIVATE BALCONY STRETCHES MORE THAN 15 FEET wide--roomy enough to furnish like a second living space in summer. On the third level, thoughtful zoning keeps the two bedrooms separated for privacy. The master features a walk-in closet and a sleek 3-piece ensuite, while the second bedroom also includes a walk-in closet and easy access to a second full bathroom. A VERSATILE DEN offers room for your home office, Peloton, or nursery, and the LAUNDRY ROOM is right where it should be--upstairs. Finishes throughout feel intentional and elevated, including quartz counters, luxury vinyl plank flooring, and upgraded backsplash selections. The exterior is wrapped in James Hardie siding for style and durability, and FOR A LIMITED TIME, YOU'LL BENEFIT FROM ONE FULL YEAR OF NO CONDO FEES. And LET'S TALK ABOUT ALPINE P...

Kitchen 12.92 Ft x 9.75 Ft

Pantry Measurements not available

Other 6.67 Ft x 15.50 Ft

2pc Bathroom Measurements not available

Dining room 10.67 Ft x 11.00 Ft

Other .00 Ft x .00 Ft

3pc Bathroom Measurements not available

Den 9.75 Ft x 7.83 Ft

Primary Bedroom 12.00 Ft x 10.00 Ft

Other Measurements not available

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Living room 13.50 Ft x 15.33 Ft

Laundry room Measurements not available

Bedroom 10.08 Ft x 11.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Other Measurements not available

Furnace .00 Ft x .00 Ft