



## 437 Alpine Avenue Calgary Alberta

\$577,900

Step into the Magnolia model by Homes by Avi, a three-storey townhome that effortlessly combines practicality with modern style. Perfect for first-time buyers, downsizers, or savvy investors, this thoughtfully designed home offers everything you need and more. On the main floor, you're greeted by an attached two-car garage, a welcoming entrance, and a flexible space that adapts to your lifestyle—whether it's a cozy den, a creative studio, or the ultimate work-from-home setup. The second floor is the heart of the home, boasting an open-concept layout that seamlessly connects the living room, dining area, and kitchen—a dream for hosting or simply unwinding. A built-in computer nook adds functionality, while the 2-piece bathroom and rear balcony provide everyday convenience and a serene spot to enjoy your morning coffee or evening sunsets. The third floor is where comfort meets practicality, featuring three bedrooms, a 3-piece main bath, and a dedicated laundry room. The primary suite is your personal retreat, complete with a walk-in closet and a private 3-piece ensuite. Located in the vibrant community of Alpine Park, Woodland is steps from the picturesque Central Park, a future school site, and charming local shops and cafes. Fish Creek Park is just a 5-minute drive away for outdoor adventures, while quick access to Stoney/Tsuut'ina Trail and Highway 22X makes commuting a breeze—whether you're heading downtown in 20 minutes or escaping to the mountains in 30. Nearby amenities like Costco and the Taza Shopping Centre add to the convenience, and living in Alpine Park's 'dark sky community' brings a peaceful touch of wilderness to your doorstep. This isn't just a home; it's your gateway to a lifestyle filled with comfort, connection, and adventure. (id:6769)

Kitchen 10.17 Ft x 12.08 Ft  
Pantry Measurements not available  
2pc Bathroom Measurements not available  
Dining room 9.50 Ft x 12.08 Ft  
Living room 16.33 Ft x 12.08 Ft  
Laundry room Measurements not available  
Primary Bedroom 10.42 Ft x 12.00 Ft

3pc Bathroom .00 Ft x .00 Ft  
3pc Bathroom Measurements not available  
Bedroom 9.00 Ft x 8.67 Ft  
Bedroom 10.67 Ft x 8.50 Ft  
Other Measurements not available  
Other 11.00 Ft x 9.67 Ft  
Furnace .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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