



437 Alpine Avenue Calgary Alberta

\$499,900

THERE'S A REASON ALPINE PARK IS GETTING TALKED ABOUT--AND IT'S NOT JUST THE ARCHITECTURE OR THE NEW URBAN VILLAGE VIBE. It's the way this southwest Calgary neighbourhood brings together community, style, and walkability in a way that actually works. And if you've been waiting for the right foothold in this forward-thinking pocket, the Jasmine model at 303, 437 Alpine Avenue SW might be the one. This brand-new, THREE-STOREY TOWNHOME from Homes by Avi delivers 1,285 SQ FT of well-planned living space that feels both functional and refined. The WEST-FACING FRONT ENTRY opens to a simple, practical ground floor--just a crisp foyer, garage access, and the stairs leading up to the heart of the home. A DOUBLE ATTACHED TANDEM GARAGE keeps vehicles secure and storage organized, perfect for bikes, gear, or that extra freezer every household eventually needs. Up one level, the OPEN-CONCEPT KITCHEN, LIVING, AND DINING AREA keeps sightlines open and routines flowing. The kitchen pairs QUARTZ COUNTERS with a CONTEMPORARY TILE BACKSPLASH, a PANTRY, and a SPACIOUS BREAKFAST BAR that turns into a hub for everything from first light espresso to late-night takeout. Just off the kitchen, an EAST-FACING BALCONY STRETCHES OVER 16 FEET WIDE--perfect for sunny breakfasts or evening dinners that feel quietly removed from the street below. On the top floor, thoughtful zoning keeps the two bedrooms separated for privacy. The primary bedroom includes a WALK-IN CLOSET and a sleek 3-PIECE ENSUITE, while the second bedroom also features a WALK-IN CLOSET with easy access to a full bath. A VERSATILE DEN adds space for a home office, Peloton, or nursery, and the LAUNDRY ROOM is right where it should be--upstairs. Finishes throughout feel deliberate and elevated, with LUXURY VINYL PLANK FLOORING and cohesive design details that tie the main living space together. Outside, the exterior mixes MODERN MATERI...

Living room 12.50 Ft x 15.50 Ft

Dining room 10.33 Ft x 11.08 Ft

Kitchen 13.17 Ft x 9.83 Ft

Pantry Measurements not available

Other 6.67 Ft x 16.17 Ft

Other .00 Ft x .00 Ft

3pc Bathroom Measurements not available

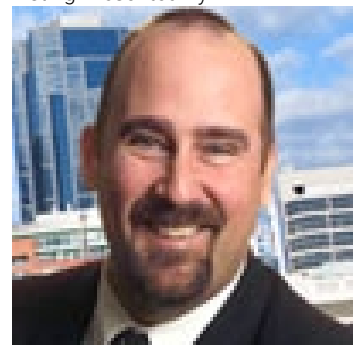
Den 9.75 Ft x 7.92 Ft

Primary Bedroom 11.08 Ft x 10.08 Ft

Other Measurements not available

a

Listing Presented By:



Originally Listed by:
CIR Realty

<http://designerrealestate.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

2pc Bathroom Measurements not available
Laundry room Measurements not available
Bedroom 10.17 Ft x 11.58 Ft

3pc Bathroom .00 Ft x .00 Ft
Other Measurements not available
Furnace .00 Ft x .00 Ft