



## 437 Alpine Avenue Calgary Alberta

\$474,900

\*OPEN HOUSE: SUNDAY NOVEMBER 23rd from 11AM-1PM\* o ALPINE PARK HAS BEEN TURNING HEADS SINCE DAY ONE -- a walkable west-side community built around bold architecture, gathering spaces, and an everyday rhythm that feels fresh, modern, and connected. This THREE-STOREY TOWNHOME fits right in. BARELY LIVED IN AND STILL FEELING BRAND NEW, it pairs a smart layout with bright exposures and that rare, easy, lock-and-leave lifestyle that works for both homeowners and investors. Think of it as the "skip-the-build-time, keep-the-warranty" option in a fast-growing neighbourhood. The main floor opens with a generous foyer and a surprisingly SPACIOUS DEN that's bright enough to actually work in -- no cave vibes here. It's currently styled as a guest room, but the proportions make it a great office, studio, or play space, especially with the LARGE STORAGE ROOM around the corner and direct access to your SINGLE ATTACHED GARAGE. There's even extra utility storage tucked away -- the kind you forget about until you're glad it's there. Up one level, the kitchen, dining, and living spaces run together in one long, uninterrupted flow -- the kind of layout that makes weeknight life feel easy and weekend hosting feel intentional. White cabinetry and charcoal quartz keep things clean and modern, while wood-tone LVP adds warmth. THE PENINSULA DOUBLES AS A BREAKFAST BAR, which means coffee, laptops, kid snacks, and last-minute dinner prep all have a place to land. And the FULL-WIDTH BALCONY stretches the living space outward. With its northwest outlook, it's a built-in golden hour machine -- perfect for grilling, unwinding, or pretending you're "just going to step outside for one minute" and staying there for twenty. The top floor keeps things simple and functional: TWO BRIGHT BEDROOMS, EACH WITH ITS OWN FULL BATHROOM AND A FULL-WIDTH DOUBLE-DOOR CLOSET. One ensuite has a tile-and-glass shower; ...

2pc Bathroom 5.00 Ft x 5.08 Ft

Other 13.67 Ft x 8.83 Ft

Other Measurements not available

Dining room 10.25 Ft x 8.83 Ft

Living room 14.08 Ft x 13.33 Ft

Laundry room Measurements not available

Bedroom 9.92 Ft x 10.92 Ft

4pc Bathroom 8.42 Ft x 5.42 Ft

Other 13.33 Ft x 4.25 Ft

Den 14.42 Ft x 9.08 Ft

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Listing Presented By:



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Primary Bedroom 11.00 Ft x 10.92 Ft

3pc Bathroom 8.33 Ft x 5.50 Ft

Other 4.75 Ft x 5.25 Ft

Furnace 15.33 Ft x 2.83 Ft