



437 Alpine Avenue Calgary Alberta

\$474,800

ALPINE PARK IS ONE OF THOSE COMMUNITIES PEOPLE TALK ABOUT AFTER THEY'VE WALKED IT. Wide boulevards, architecture that actually has personality, and a growing village centre designed to bring daily life close to home. If you've been watching it take shape and waiting for the right opportunity to get in, this THREE-STORY Jasmine model at 303, 437 Alpine Avenue SW deserves a closer look. This BRAND-NEW Homes by Avi townhome offers 1,285 square feet of thoughtfully arranged living space across three levels. The east-facing entry opens to a clean, practical ground floor with a welcoming foyer, interior access to the home, and a DOUBLE ATTACHED TANDEM GARAGE that stretches nearly forty feet deep—plenty of room for two vehicles plus bikes, seasonal gear, or the kind of storage every household eventually accumulates. And with construction complete, possession can happen on your timeline. Upstairs is where the home really opens up. The main living level connects the kitchen, dining, and living spaces in one BRIGHT, EASY-FLOWING LAYOUT designed for real everyday life. QUARTZ COUNTERTOPS, a contemporary tile backsplash, pantry storage, and a GENEROUS BREAKFAST BAR give the kitchen both presence and practicality. Just off the dining area, a WEST-FACING BALCONY spans more than sixteen feet—wide enough for a proper outdoor setup and perfectly placed for quiet morning coffee or relaxed evening meals above the street. The top floor keeps the private spaces thoughtfully separated. The primary bedroom includes a walk-in closet and a streamlined three-piece ensuite, while the second bedroom also enjoys its own walk-in closet and convenient access to another full bathroom. A FLEXIBLE DEN sits between the bedrooms—ideal for a home office, reading nook, workout space, or nursery—and the laundry room is right where you want it: upstairs, close to the bedrooms. Outside, the exterior arch...

Living room 12.50 Ft x 15.50 Ft

Dining room 10.33 Ft x 11.08 Ft

Other 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