

# 437 Alpine Avenue Calgary Alberta

$499,900

Welcome to Woodland at Alpine Park by Homes by Avi! This beautifully finished three-storey townhome offers a fantastic combination of modern design, functional living space, and thoughtful upgrades throughout. Even better, enjoy 1 YEAR OF FREE CONDO FEES, making this an incredible opportunity to own a brand-new home in one of southwest Calgary's exciting new communities!One of the standout features of this home is the spacious 9'8" x 11'10" ground-level flex room, offering endless possibilities for how you use the space. Whether you need a dedicated home office, workout room, kids' playroom, or additional living area, this flexible space is a great bonus that can grow with your needs. You'll also appreciate the convenience of a double side-by-side attached garage, giving you plenty of room for two vehicles and additional storage.Head upstairs to the bright and welcoming main floor, where the open-concept layout brings together the kitchen, dining, and living areas. The upgraded designer interior finish package adds a beautiful, cohesive look throughout, complemented by upgraded quartz countertops in the kitchen and all bathrooms. The kitchen is both stylish and practical, featuring a large central island, plenty of cabinetry, and a sleek chimney-style hood fan that adds a modern touch. Whether you're hosting friends or enjoying a quiet evening at home, this layout makes everyday living feel effortless.Step outside onto your full-width balcony, offering a great extension of your living space for morning coffee, summer BBQs, or relaxing at the end of the day. The south-facing backyard is another great feature, bringing in plenty of natural sunlight and giving you an outdoor space to enjoy during Calgary's warmer months. Plus, you're just a two-minute walk from the community dog park!Upstairs, the primary bedroom offers a walk-in closet and private three-piece ensuite...

Kitchen 12.08 Ft x 10.17 Ft

Dining room 12.08 Ft x 9.50 Ft

Living room 12.08 Ft x 16.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 9.67 Ft x 12.00 Ft

Bedroom 8.50 Ft x 10.67 Ft

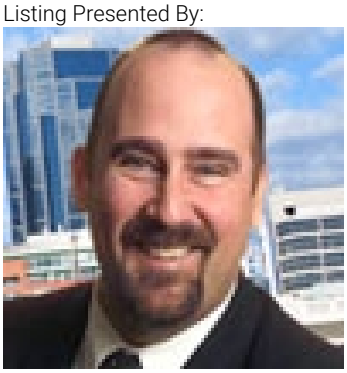
3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 8.67 Ft x 9.00 Ft

Den 9.00 Ft x 11.92 Ft

Listing Presented By:



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