

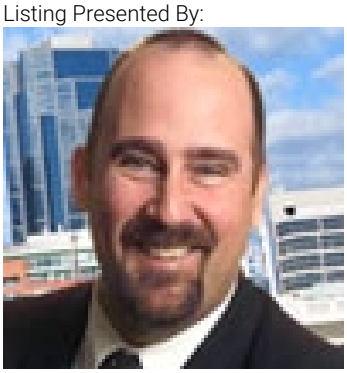
441 Alpine Boulevard Calgary Alberta

$564,900

Welcome to 441 Alpine Boulevard SW, a beautifully designed Rowen II model by Genesis Builders that blends modern style, comfort, and everyday functionality in Calgary's desirable Alpine Park community. This thoughtfully crafted two-storey row townhome features 3 bedrooms, 2.5 bathrooms, a double attached garage, and the added benefit of freehold ownership with NO CONDO FEES! Step inside to discover a thoughtfully designed layout that balances contemporary finishes with practical living spaces, creating an inviting atmosphere for families, professionals, and anyone looking for a low-maintenance lifestyle. The main floor is designed for seamless connections between the living, dining, and kitchen areas. The kitchen is as spacious as it is functional, with an extensive island, ample cabinetry, quartz countertops and sleek stainless steel appliances. A gas line for a future gas range adds flexibility, while a convenient gas line for a BBQ makes outdoor cooking and entertaining even easier. Upstairs, the spacious primary bedroom offers a relaxing, private retreat, complete with a beautifully appointed, spa-inspired ensuite featuring a luxurious floor-to-ceiling tiled shower and a double-sink vanity. Two additional bedrooms and a full bathroom provide comfortable accommodations for family members, guests, or a home office. The home also features impressive 9-foot basement foundation walls, providing excellent potential for future development, with optional basement finishing available to create additional living space tailored to your needs. A double attached garage offers convenient parking and extra storage. Ideally positioned with an east-facing orientation toward the future Passage Park, this home offers an exciting opportunity to enjoy a growing community with planned green space just steps away. Construction of Passage Park is anticipated to commence in 2028, addin...

Kitchen 9.08 Ft x 11.17 Ft
Dining room 10.17 Ft x 10.00 Ft
Living room 10.17 Ft x 12.75 Ft
2pc Bathroom 5.00 Ft x 5.92 Ft
Other 7.50 Ft x 18.08 Ft
Primary Bedroom 10.25 Ft x 12.08 Ft
Other 5.75 Ft x 5.42 Ft
4pc Bathroom 9.33 Ft x 6.75 Ft
Bedroom 9.33 Ft x 10.33 Ft
Bedroom 9.67 Ft x 10.08 Ft
4pc Bathroom 9.33 Ft x 5.00 Ft
Laundry room 3.75 Ft x 8.33 Ft

Listing Presented By:



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