

73, 437 Alpine Avenue SW  
Calgary, Alberta

MLS # A2174063



## \$582,900

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting, Treed		

<b>Heating:</b>	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 257
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Siding , Mixed, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

Welcome to Woodland at Alpine Park, where modern living meets natural serenity! This stunning three-storey Homes by Avi Magnolia model townhome offers a perfect blend of practicality and style, making it an excellent choice for first-time buyers, downsizers, and investors. The home features a spacious main floor with an attached two-car garage, a welcoming main entrance, and a versatile flex room that can be anything from a cozy den to your ultimate home office. The second floor is all about open space—an airy living room, dining area, and kitchen blend seamlessly, perfect for entertaining or relaxing. There’s even a handy computer nook for when you need to get some work done! A 2-piece bath and a rear balcony off the back entry complete this floor, giving you a spot to sip your morning coffee or enjoy evening sunsets. On the third floor, you’ll find three bedrooms - a 3-piece main bath, plus a laundry room for added convenience. The master suite is a private retreat, featuring a 3-piece ensuite and a walk-in closet that you’ll love. Woodland at Alpine Park is perfectly situated—just steps from the beautiful Central Park and a future school site, plus a short stroll to local shops and cafes. Fish Creek Park is only a 5-minute drive away for weekend adventures. With quick access to Stoney/Tsuut’sina Trail and Highway 22X, getting downtown (20 minutes) or escaping to the mountains (30 minutes) has never been easier. Costco and all the new amenities at Taza are mere minutes away. Living in Alpine Park’s dark sky community brings a touch of wilderness right to your doorstep. It’s not just a home, it’s a lifestyle waiting for you!