

\$599,000 - 394 Alpine Avenue Sw, Calgary

MLS® #A2195085

\$599,000

4 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0.03 Acres

Alpine Park, Calgary, Alberta

Discover the perfect home in Calgary's newest SW community, Alpine Park—complete with NO CONDO FEES! This gorgeous, new townhome by award-winning Genesis Homes is an ideal choice for first-time homebuyers or young families. With Stoney Trail now completed, enjoy quick access to the mountains and nearby amenities. Minutes away, you'll find a new Costco along with a variety of shopping and restaurant options. This Avery style townhome is built on a corner lot, enhanced by the larger lot size and additional side windows that let in plenty of natural light unlike any middle unit. Right off the main entrance is a bedroom or office; you decide. Perfect solution for guests or use it as the professional office space you always wanted. The second level showcases 9' ceilings, a modern/functional kitchen featuring stainless steel appliances, large undermount sink, quartz countertops, upgraded cabinets and walk in pantry. There is a connected living room AND a separate flex room with half bathroom and balcony. The third level completes the home with a primary bedroom, walk in closet and 4pc ensuite, offering the perfect space to unwind. On the same level, you'll find two additional generously sized bedrooms, providing ample space for family and friends. PLUS, the convenience of upper floor laundry makes daily tasks a breeze. This thoughtfully designed layout of this home ensures practicality and comfort - luxury vinyl plank flooring, attached garage for



convenience, upscale finishes and perfectly paired lighting. This is truly a must-see! Experience the stunning downtown views from Calgary's newest community. Book your showing today!

Built in 2024

Essential Information

MLS® #	A2195085
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,734
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	394 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Rear Drive
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, Pantry, Quartz Counters
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Appliances	Dishwasher, Dryer, Microwave, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Paved
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Siding
Foundation	Poured Concrete



Additional Information

Date Listed	February 17th, 2025
Days on Market	25
Zoning	DC
HOA Fees	330
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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