

# \$569,900 - 446 Alpine Avenue Sw, Calgary

MLS® #A2204451

**\$569,900**

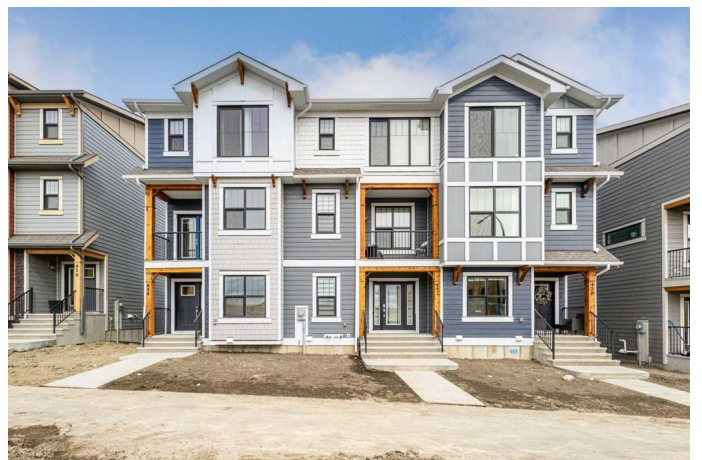
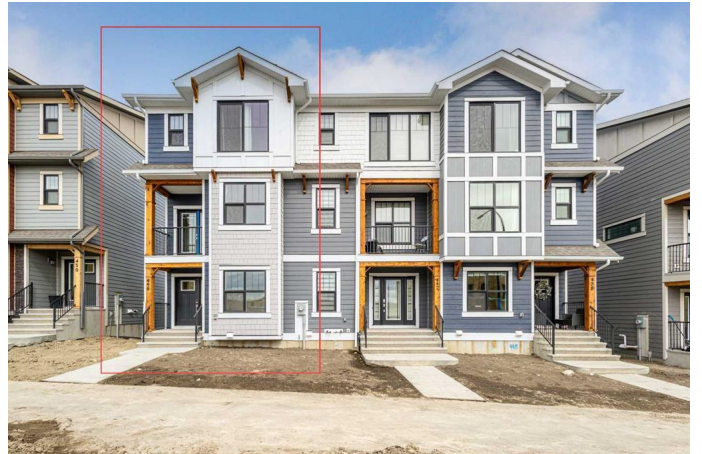
3 Bedroom, 3.00 Bathroom, 1,723 sqft  
Residential on 0.03 Acres

Alpine Park, Calgary, Alberta

Welcome to this stunning 3-storey end-unit townhouse, nestled on a quiet street in the prestigious SW community of Alpine Park. Offering over 1,700 sq. ft. of thoughtfully designed living space, this home is perfect for families and professionals alike. The ground level welcomes you with a spacious foyer and a dedicated home office, ideal for remote work or study. Upstairs, the open-concept main floor is designed for modern living, featuring a bright and airy living room, a generous dining area, and a chef-inspired kitchen with sleek light wood cabinetry, quartz countertops, stainless steel appliances, and a large island—perfect for entertaining. Step out onto the private balcony to enjoy a morning coffee, fire up the BBQ, or unwind on warm evenings. A versatile bonus room completes this level, offering additional space for a play area or media room. The top floor is all about comfort, featuring three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a stylish 4-piece ensuite. A second full bathroom and a convenient upper-level laundry complete this floor. This home also boasts a double attached garage and offers easy access to Stoney Trail, making commuting a breeze. Don't miss out on this exceptional opportunity to own in Alpine Park—schedule your private viewing today!

Built in 2024

## Essential Information



MLS® #	A2204451
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	446 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0V1

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	19
Zoning	DC
HOA Fees	330
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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