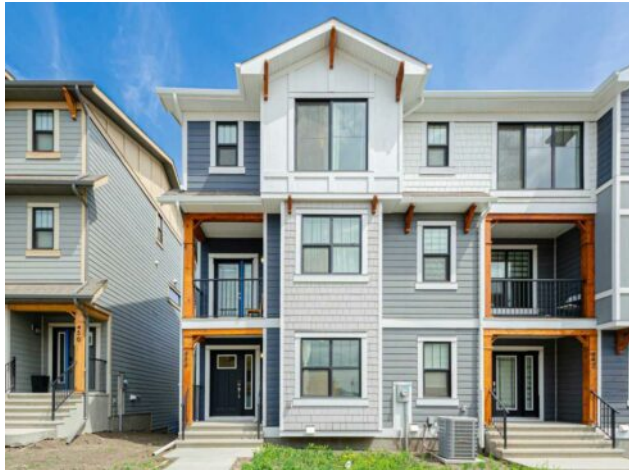


## 446 Alpine Avenue SW Calgary, Alberta

**MLS # A2228893**



# \$549,900

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,723 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this stunning, like-new 3-storey end-unit townhouse located on a quiet street in the prestigious SW community of Alpine Park. Completed in November 2024 and barely lived in, this immaculate home offers 1,720 sq ft of bright, functional living space with no monthly condo fees—ever. The ground floor features a spacious foyer and a versatile den, ideal for a home office. Upstairs, the open-concept main level is perfect for modern living, boasting a sun-filled living room, a generous dining area, and a chef-inspired kitchen with upgraded light wood cabinetry, quartz countertops, stainless steel appliances, and a large island for entertaining. A bonus room adds flexibility for a media area or play space, while a private balcony provides the perfect spot to relax and take in breathtaking views of the Rocky Mountains and downtown Calgary. The top floor includes three spacious bedrooms, highlighted by a luxurious primary suite with a walk-in closet and a 4-piece ensuite, plus a second full bath and upper-level laundry. With south-north exposure, custom staircase railings, a double attached garage, and worry-free living backed by a 1-year builder warranty and a 10-year structural warranty, this home offers comfort, style, and peace of mind in one of Calgary's most sought-after new communities.