

**303, 437 Alpine Avenue SW**  
**Calgary, Alberta**

**MLS # A2292888**



**\$474,800**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Few Trees, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Heat Pump	<b>Water:</b>	Municipal
<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, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

ALPINE PARK IS ONE OF THOSE COMMUNITIES PEOPLE TALK ABOUT AFTER THEY’VE WALKED IT. Wide boulevards, architecture that actually has personality, and a growing village centre designed to bring daily life close to home. If you’ve been watching it take shape and waiting for the right opportunity to get in, this THREE-STOREY Jasmine model at 303, 437 Alpine Avenue SW deserves a closer look. This BRAND-NEW Homes by Avi townhome offers 1,285 square feet of thoughtfully arranged living space across three levels. The east-facing entry opens to a clean, practical ground floor with a welcoming foyer, interior access to the home, and a DOUBLE ATTACHED TANDEM GARAGE that stretches nearly forty feet deep—plenty of room for two vehicles plus bikes, seasonal gear, or the kind of storage every household eventually accumulates. And with construction complete, possession can happen on your timeline. Upstairs is where the home really opens up. The main living level connects the kitchen, dining, and living spaces in one BRIGHT, EASY-FLOWING LAYOUT designed for real everyday life. QUARTZ COUNTERTOPS, a contemporary tile backsplash, pantry storage, and a GENEROUS BREAKFAST BAR give the kitchen both presence and practicality. Just off the dining area, a WEST-FACING BALCONY spans more than sixteen feet—wide enough for a proper outdoor setup and perfectly placed for quiet morning coffee or relaxed evening meals above the street. The top floor keeps the private spaces thoughtfully separated. The primary bedroom includes a walk-in closet and a streamlined three-piece ensuite, while the second bedroom also enjoys its own walk-in closet and convenient access to another full bathroom. A FLEXIBLE DEN sits between the bedrooms—ideal for a home office, reading nook, workout space, or

nursery—and the laundry room is right where you want it: upstairs, close to the bedrooms. Outside, the exterior architecture blends MODERN MATERIALS AND CRISP LINES that fit perfectly with Alpine Park’s design-forward streetscape. Step beyond the front door and you’re surrounded by PARKS, PATHWAYS, AND GREEN BOULEVARDS, with the future Village Centre set to bring cafés, shops, and neighbourhood energy just minutes away. The home is finished. The keys are waiting. Come see what life in Alpine Park is starting to look like. • PLEASE NOTE: Photos are of a SHOWHOME of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.