

**305, 437 Alpine Avenue SW**  
**Calgary, Alberta**

**MLS # A2292893**



**\$508,800**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Five Plus		
<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>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.03 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>	City
<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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

This three-storey townhome in Woodland at Alpine Park was built for escape &mdash; people who want sunlight, flow, and an address that works for any stage of life. Close to all the amenities you need such as the shops at Tsuut'ina SW (Costco fans rejoice) Major retailers at Shawnessy center (Think YMCA, public Library and Landmark Cinemas) as well as the easy breezy access to Stoney Trail, MacLeod Trail and even Deerfoot just a quick 10 minutes away. On the ground floor, there's room to breathe before the day starts. The front entry actually feels like one, not a bottleneck. The FLEX ROOM catches the eastern light all morning &mdash; bright, quiet, and just far enough from the kitchen to feel like you've gone somewhere. It's the kind of workspace that keeps you focused, then doubles as a yoga mat zone or creative corner when the laptop closes. And when it's time to hit the road, the INSULATED DOUBLE GARAGE makes early-morning drives and weekend escapes effortless. Up one level, everything loosens up. The living area takes in that eastern exposure, keeping the space bright and grounded. At the back, the kitchen layers design and function &mdash; QUARTZ COUNTERS, FULL-HEIGHT BACKSPLASH, CHIMNEY HOOD, AND AN ISLAND that becomes whatever the day calls for. Step through to the 17'x11' &times; 6'x8' HUGE BALCONY, where coffee breaks, sunset wine, and mountain-planning sessions all feel equally at home. Upstairs, the primary bedroom keeps it calm with a walk-in closet and THREE-PIECE ENSUITE that make mornings feel easy. Two more bedrooms, a full bath, and upper-floor laundry keep everything moving without chaos. Finishes stay timeless: DURABLE LVP, layered lighting, and a modern mix of exterior materials that give

Woodland its clean architectural edge. And then there's Alpine Park &mdash; CALGARY'S SOUTHWEST GATEWAY TO EVERYTHING. Close enough to keep your commute short, yet perfectly placed for spontaneous mountain runs. The home is complete and ready when you are, with IMMEDIATE POSSESSION AVAILABLE and room to work with your timeline. Come see why Alpine Park isn't just where you live &mdash; it's where your week finally finds balance. • PLEASE NOTE: Photos are of a finished SHOWHOME of the same model &mdash; fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.