

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

**MLS # A2302074**



**\$468,800**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,445 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, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<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, Slab	<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		

NO CONDO FEES FOR FIRST YEAR! - A NEARLY 40-FOOT DOUBLE TANDEM GARAGE that actually fits your life&mdash;not just your cars&mdash;paired with a bright, upgraded main floor and a 15&rsquo;8&rdquo; WEST-FACING BALCONY you&rsquo;ll use daily. This BRAND-NEW, MOVE-IN-READY townhome in Alpine Park delivers the kind of space and functionality people wish they had after they move in. And it&rsquo;s ready now&mdash;no waiting, no guesswork. Inside, the main living level is designed to feel open without losing purpose. The kitchen anchors the space with QUARTZ COUNTERTOPS, a clean-lined tile backsplash, pantry storage, and a GENEROUS BREAKFAST BAR that naturally becomes the centre of everything&mdash;morning coffee, quick meals, or evenings that stretch a little longer than planned. The dining and living areas connect seamlessly, with NATURAL LIGHT pulling through the space and out toward that west-facing balcony&mdash;wide enough for a proper setup, not just a chair and a hope. Upstairs, the layout keeps things efficient and flexible. Two bedrooms, each with their own WALK-IN CLOSET, are separated by a CENTRAL DEN that adapts to your life&mdash;home office, reading nook, workout space, or something in between. The primary bedroom includes a streamlined THREE-PIECE ENSUITE, while a second full bathroom serves the additional bedroom. Laundry is right where it should be: upstairs, exactly where you need it. And then there&rsquo;s Alpine Park&mdash;a community that ALREADY FEELS ESTABLISHED, not theoretical. Wide boulevards, distinctive architecture, growing amenities, and pathways that make it easy to get outside without overthinking it. It&rsquo;s the kind of neighbourhood people move to once and stay longer than they planned. If you&rsquo;ve been

waiting for a townhome that balances storage, light, layout, and timing without compromise, this one makes a strong case. Book a showing with your favourite agent today! • PLEASE NOTE: Photos are of a DIFFERENT spec home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.