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587-899-3773
justin@realtyaces.ca

26 Alpine Gardens SW Calgary, Alberta

MLS # A2306805



$824,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,156 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 84
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

Welcome to The Phillips by Homes by Dream, a thoughtfully designed home that blends modern style, smart functionality, and a unique emphasis on private outdoor living. Perfectly positioned facing the green space on Alpine Gardens, this home offers excellent curb appeal with a modern exterior and a front-facing connection to the neighbourhood. Inside, luxury vinyl plank flooring flows throughout the main level, creating a clean and cohesive look. The open-concept layout brings the kitchen, dining area, and living room together in a way that feels bright, functional, and easy to live in. At the heart of the home, the upgraded kitchen stands out with two-tone cabinetry, featuring a rich green island paired with timeless white upper and lower cabinets raised to the ceiling. Black hardware and modern light fixtures add contrast, while the gas cooktop, built-in oven, built-in microwave, and standalone hood fan wrapped in modern tile backsplash create a polished, elevated feel. The dining area is perfectly positioned beside the private side deck, making indoor-outdoor living effortless. Located directly opposite the kitchen, this outdoor space feels like a natural extension of the home, ideal for morning coffee, summer dinners, barbecues, or intimate gatherings with friends and family. It gives the home a courtyard-inspired outdoor oasis while still allowing the front of the home to stay connected to the community and green space. The living room is warm and welcoming, with three large windows that bring in plenty of natural light and an electric fireplace that adds both comfort and style. A centrally located staircase keeps the layout efficient, while the rear garage placement allows the front of the home to feel open and neighbourhood-focused — perfect for welcoming guests, meeting neighbours, or watching kids play nearby. Upstairs, the winged bedroom design offers added

privacy, separating the sleeping spaces in a way that works beautifully for families, guests, or anyone wanting a bit more separation. The private upstairs bonus room is a standout feature, creating the perfect spot for movie nights, games, a kids’ hangout, or quiet unwinding at the end of the day. Upper floor laundry adds everyday convenience, while the spacious primary suite features a well-appointed 5-piece ensuite with dual sinks, a soaker tub, separate shower, and private water closet. With stylish finishes, a smart layout, private outdoor entertaining space, and a beautiful location facing green space on Alpine Gardens, The Phillips by Homes by Dream offers a fresh take on modern family living in Alpine Park.

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