



GRASSROOTS
REALTY GROUP

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13 Treeline Avenue SW
Calgary, Alberta

MLS # A2215986



\$713,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,435 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Modern Comfort in Alpine Park SW & Legal Basement Suite & Exceptional Community Living Welcome to your dream home in Alpine Park, one of Calgary's most visionary and vibrant new communities. This beautifully designed residence offers a total of 1,974.7 square feet of thoughtfully planned living space, including a fully legal 1-bedroom basement suite & perfect for extended family, rental income, or added flexibility. The main floor offers a seamless flow between open living, dining, and kitchen areas. At the heart of the home is a stunning chef's kitchen featuring a gas range, high-end stainless steel appliances, and custom cabinetry & ideal for both entertaining and everyday living. Upstairs, generously sized bedrooms provide a peaceful retreat for the entire family. The primary suite includes a stylish 4-piece bathroom and a spacious walk-in closet, blending comfort with elegance. The fully legal basement suite features its own kitchen, laundry, and private entrance & an excellent setup for guests, multi-generational living, or revenue generation. Enjoy the benefit of a north-facing lot with a sun-filled, south-facing backyard, perfect for gardening, entertaining, or relaxing in natural light throughout the day. A detached double garage adds both convenience and extra storage. Alpine Park is more than just a neighbourhood & it's a community built on timeless design, walkability, and meaningful connection. With tree-lined streets, future schools and amenities, lush parks, and an integrated trail system, this is Calgary living at its best. Don't miss the opportunity to call this exceptional home yours.