



GRASSROOTS
REALTY GROUP

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1241 Alpine Avenue SW
Calgary, Alberta

MLS # A2230114



\$560,646

Division:	Alpine Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,575 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 1241 Alpine Avenue SW – a stunning townhome by Shane Homes in Vermilion Hill. The Eira model (S2 elevation) offers 1,586 sq. ft. of stylish living space with full ownership and no condo fees. This home features a 20'x22' detached garage, paved lane access, James Hardie board siding, and full front and rear landscaping. Inside, enjoy quartz countertops, tile flooring in the ensuite, bath, and laundry, knockdown ceilings, and a stacked washer/dryer. The 9' basement ceiling offers excellent future development potential. Best of all, you can personalize your interior selections or choose from designer-curated packages. Estimated possession is January–February 2026. Don't miss this opportunity to own in one of Calgary's most exciting new communities! Images shown are for illustrative purposes only and may include renderings. Final elevation, exterior materials, and colours are subject to change. Photos are representative.