



GRASSROOTS
REALTY GROUP

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204, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2240595



\$549,900

Division:	Alpine Park		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,552 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Street Lighting, Treed		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas	Water:	
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 257
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Metal Siding , Mixed, Stucco, Wood Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Turns out, the perfect Saturday morning isn't a fantasy — it's a floor plan. The Magnolia in Woodland at Alpine Park takes the everyday and makes it feel like a lifestyle upgrade, wrapping style, space, and smart design into one rare three-storey, double-garage townhome. It starts on the main floor, where a generous entryway actually lets you pause to take off your boots without creating a traffic jam. There's a FLEX ROOM for the things that don't fit neatly into life's categories — home office, yoga space, or that Peloton you swear you're getting back to — and direct access to your INSULATED DOUBLE GARAGE, which means no scraping frost at 7 a.m. in February. Head upstairs and the home opens up. Sunlight floods the living room, the dining space feels big enough for holiday dinners without being cavernous the rest of the year, and the kitchen — well, this one earns its own bragging rights. Quartz counters catch the light, the upgraded backsplash adds just enough drama, and the chimney hood fan and black plumbing package pull it all together like a well-styled outfit. The kitchen island isn't just where you cook — it's where you have coffee with friends, help with homework, and sneak midnight snacks. A 17'-11" x 6'-8" balcony extends the living space, giving you a place to breathe in fresh air or watch the neighbourhood settle into the evening. On the top floor, the master is your retreat — walk-in closet, sleek 3-piece ensuite, and just enough separation from the two additional bedrooms to make mornings feel less chaotic. Another full bath, plus laundry exactly where you need it (upstairs, near the laundry), keeps everyday life running smoothly. Throughout,

you'll find durable, beautiful finishes — from the quartz in every bathroom to the JAMES HARDIE SIDING outside — chosen to look good now and last for years. And then there's Alpine Park itself — not just a collection of streets, but a master-planned community with vision. Canopy-lined pathways, future parks, and a vibrant Village Centre will make "staying close to home" your first choice. Its location, between established SW neighbourhoods and Calgary's next growth corridor, means you're not just buying a home — you're buying into a community with LONG-TERM VALUE written all over it. Possession is projected for November 2025, and for an extra welcome, HOMES BY AVI WILL COVER YOUR CONDO FEES FOR THE FIRST YEAR — leaving you free to spend on the fun parts of settling in. THE WOODLAND SHOWHOMES OPEN SATURDAY, AUGUST 16th — come see for yourself why the Magnolia feels less like a floor plan and more like the life you've been searching for. • PLEASE NOTE: Photos are virtual renderings — fit and finish may differ on completed spec.