



**1248 Alpine Avenue SW
Calgary, Alberta**

MLS # A2243170



\$641,800

Division:	Alpine Park	
Type:	Residential/House	
Style:	2 Storey	
Size:	1,553 sq.ft.	Age: 2025 (1 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Double Garage Detached	
Lot Size:	0.07 Acre	
Lot Feat:	Back Lane, Level, Zero Lot Line	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Newport II in beautiful Vermilion Hill, built by Broadview Homes—a trusted name in quality and craftsmanship. This 1491 sqft home is thoughtfully designed with an open-concept layout, perfect for modern living. Enjoy a spacious rear-corner kitchen with stainless steel appliances, ideal for cooking and entertaining, and relax in the bright living area featuring an elegant electric fireplace. Upstairs, you'll find large bedrooms, including a primary suite with an upgraded ensuite bath shower and the convenience of upper floor laundry. The Hardie board exterior adds lasting durability and curb appeal, while the rear detached double garage offers excellent storage and parking. With basement plumbing rough-ins, and separate entrance, there's room to grow and personalize. Located in the scenic community of Vermilion Hill, close to future schools, parks, and amenities; this is a beautifully finished home built by one of Calgary's most respected builders.