



**GRASSROOTS**  
REALTY GROUP

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1213, 15126 37 Street SW  
Calgary, Alberta

MLS # A2255799



**\$491,000**

Division:	Alpine Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,178 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2
Garage:	Guest, Parking Lot, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Electric

Floors: Carpet, Vinyl

Roof: Membrane

Basement: -

Exterior: Brick, Composite Siding, Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Open Floorplan, Stone Counters

Water: -

Sewer: -

Condo Fee: \$ 529

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

INTRODUCING ALPINE PARK PLACE, IN BEAUTIFUL SOUTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "S1" unit with high-spec features. You will feel right at home in this well designed 1,177.61 RMS sq.ft (1,261 sq.ft. Builder size), 3 bed, 2 bath home with open plan, 9' ceilings, LVP flooring throughout common areas, carpets in the bedrooms and closets, Low E triple glazed windows, BBQ gas line on the balcony, Fresh Air System (ERV), and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows), huge walk-in closet and stunning 4 pc ensuite with dual sinks. The second and third bedrooms are located on the opposite side of the unit for privacy and nearby is a 4pc bath with quartz counters, and undermount sink. The spacious laundry/storage room is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included (storage lockers available for purchase). A once in a lifetime community in Southwest Calgary. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY, PURCHASER CAN STILL MAKE SELECTIONS, and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE IS JUNE 2026-JUNE 2027. VISIT THE SHOW SUITE OR CALL TODAY FOR MORE

INFO & FALL PROMOTION!