



**GRASSROOTS**  
REALTY GROUP

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1277 Alpine Avenue SW  
Calgary, Alberta

MLS # A2267509



**\$576,500**

Division:	Alpine Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,698 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

This 1,700 sq ft townhome in Vermilion Hill offers a balanced combination of space, function, and location. Designed with modern finishes and a double detached garage, the home features an open-concept main floor with high ceilings and large windows for natural light. The entryway includes built-in storage and connects to a kitchen equipped with stainless steel appliances, quartz countertops, and a central island. The upper level includes a primary bedroom with a walk-in closet and ensuite, two additional bedrooms, and a loft providing flexible living options. The property is situated approximately 20 minutes from downtown Calgary and within minutes of major amenities such as Costco. Mountain and downtown views contribute to the appeal of the area, which is known for its accessibility and new community design. Renderings and photos are representative.