



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.