



GRASSROOTS
REALTY GROUP

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304, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2278201

\$464,900



Division:	Alpine Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,449 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Few Trees, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 257
Basement:	None	LLD:	-
Exterior:	Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

IF YOU'VE BEEN OVERLOOKING TOWNHOMES BECAUSE THEY ALL START TO BLUR TOGETHER, THIS ONE IS WORTH A SECOND LOOK. What sets it apart isn't flash—it's how intentionally the space is divided and how well it actually lives. This THREE-STOREY PLAN in Alpine Park is especially strong for buyers who want separation without wasted square footage. The entry level offers a FULL-SIZED DEN that truly functions—ideal for working from home, a bedroom for hosting guests, or creating space that doesn't compete with daily living. A LARGE STORAGE ROOM and direct access to the SINGLE ATTACHED GARAGE quietly solve the practical pieces many townhomes gloss over. The main living level is open, calm, and well-proportioned. The kitchen anchors the space with warm white cabinetry, charcoal quartz, and a BREAKFAST BAR PENINSULA that handles real life without bottlenecks. Kitchen, dining, and living areas connect in a way that feels easy rather than compressed, and the FULL-WIDTH BALCONY adds genuinely usable outdoor space. Upstairs, DOUBLE MASTERS **TWO BEDROOMS—EACH WITH ITS OWN ENSUITE BATHROOM AND FULL-WIDTH CLOSET—create flexibility that works for couples who don't need a third bedroom, roommates who value privacy, or buyers thinking ahead to resale. Laundry is located on this level, right where you want it. With approximately 1,449 square feet above grade, modern construction, and the BALANCE OF THE BUILDER WARRANTY still in place, this home offers a low-maintenance entry into one of Calgary's most design-forward west-side communities. Alpine Park continues to attract buyers who care about architecture, walkability, and long-term livability—and this plan fits that mindset precisely. This is a

well-planned townhome, designed for buyers who want space to work, host, and unwind without compromise. If that sounds like you, THIS IS ONE YOU SHOULD SEE.