



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**70 Treeline Gardens SW**  
**Calgary, Alberta**

**MLS # A2285030**



**\$949,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,363 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 120
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 70 Treeline Gardens SW, a nearly completed Calbridge Homes property in the sought-after Alpine Park community, with early 2026 possession available. This home is part of a bareland condominium offering low-maintenance living. Condo fees include waste and recycling collection, snow removal, and maintenance of green spaces, with a reserve fund study in place. Pets are welcome. Designed for comfort and convenience, this home is ideal for buyers seeking a blend of modern living and simplified upkeep. Located close to pathways, parks, and community amenities, Alpine Park offers an exceptional lifestyle in southwest Calgary. Photos are representative.