



1277 Alpine Avenue SW  
Calgary, Alberta

MLS # A2286847



**\$571,250**

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

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

**Inclusions:** n/a

Enjoy elevated, low-maintenance living in this 1,700 sq ft townhome in Vermilion Hill. Designed with comfort and functionality in mind, the open-concept main floor features high ceilings, large windows, and modern finishes throughout. The kitchen offers quartz countertops, stainless steel appliances, and a central island perfect for entertaining. Upstairs, the spacious primary bedroom includes a walk-in closet and ensuite, alongside two additional bedrooms and a flexible loft space. A double detached garage provides added convenience. Located just 20 minutes from downtown Calgary and minutes to everyday amenities including Costco, with scenic mountain and city views. Renderings and photos are representative.