



**338 Alpine Boulevard SW
Calgary, Alberta**

MLS # A2290301



\$596,900

Division:	Alpine Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,469 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Walk-In Closet(s)		

Inclusions: n/a

Welcome home to this stunning FULLY FINISHED no-condo-fee END-UNIT townhome, scheduled for completion in Summer 2026. Thoughtfully designed by Genesis Builder Group, this home offers a double attached garage, 4 bedrooms, 3.5 bathrooms, a private west facing balcony from the primary bedroom, upper floor deck and a flex room. This property is perfect for those seeking low-maintenance and stylish living. Stepping inside, you are greeted by a chic, designer-curated interior palette with light bright tones and contrasting light fixtures, durable luxury vinyl plank flooring and ceilings. The kitchen features sleek quartz countertops, a stainless steel appliance package, roughed in gas line for a future gas range and beautiful cabinetry in Chantelle lace. The upper floor features 3 bedrooms, a flex room for additional tech space, reading nook or play space. The primary bedroom features a private balcony west facing for beautiful evening sunsets. The upper floor also features a spacious deck, perfect for entertaining. The basement is fully finished, with an 4th bedroom, full bathroom and rec room space perfect for family movie nights. The mechanical room has been thoughtfully tucked away, and offers additional storage space. Alpine Park is one of Calgary newest and most thoughtfully designed urban neighborhoods. Centered around tree-lined streets, pedestrian-friendly pathways, and lively community spaces, it blends the timeless appeal of traditional neighborhood living with the comfort and ease of modern amenities. Photos are representative.