



GRASSROOTS
REALTY GROUP

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101, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2292891



\$498,800

Division:	Alpine Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,485 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas	Water:	
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 257
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

IF YOU'RE BUYING A TOWNHOME, POSITION MATTERS. And being an END UNIT changes the experience immediately. You get WINDOWS ALONG THE SIDE OF THE HOME pulling in extra daylight, only one attached neighbour, and a layout that simply feels more open and residential. Step outside from your east-facing entry, hit the sidewalk, and you're already on your way—no winding through internal roads or weaving past rows of parked cars just to start a walk. Inside, the design keeps the same confident restraint. Bright cabinetry, QUARTZ COUNTERS, and MATTE BLACK HARDWARE create a clean, modern contrast that feels intentional without trying too hard. The main floor flows the way everyday life tends to unfold—coffee and emails at the KITCHEN ISLAND, groceries landing on the counter after work, and evenings drifting out to the WEST-FACING BALCONY when the sun starts its slow exit. Upstairs, THREE BEDROOMS strike the balance between practical and personal. The primary bedroom stays calm and well-scaled with its own ensuite and a closet that works well for daily life. The additional bedrooms flex easily—guests, office, hobby space, or a combination depending on the season of life you're in. And the laundry sits exactly where you want it: upstairs, close to the bedrooms, not somewhere you forget about. Downstairs, the TANDEM DOUBLE GARAGE quietly solves more problems than it gets credit for. Two vehicles if you need them, or one vehicle plus bikes, gear, storage, and the inevitable extra freezer that somehow every household ends up owning. The location within the development is another quiet advantage. Positioned near the entrance, getting in and out is refreshingly simple—no maze of private lanes or long internal drives before you reach your door. Just pull in, pull out, and get

on with your day. And beyond it all sits Alpine Park—one of southwest Calgary’s most thoughtfully planned new communities. WIDE BOULEVARDS, WALKABLE STREETS, parks placed where you’ll actually use them, and a neighbourhood design that feels intentional from the ground up. IMMEDIATE POSSESSION IS AVAILABLE, with flexibility for the right buyer. All that’s missing now is someone who appreciates good design when they see it. • PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.