



261 Bighorn Avenue SW
Calgary, Alberta

MLS # A2303521



\$573,428

Division:	Alpine Park		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,736 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed, no-condo-fee townhome in the sought-after Alpine Park community, offering over 1,700 sq ft of functional, well-appointed living space across all levels. The "Alicia" offers 3 bedrooms, 2.5 bathrooms, a main-floor flex space off the double-attached garage, and an additional bonus with an unfinished basement. The main floor features a bright, open-concept layout with a spacious living room that flows seamlessly into the dining area and kitchen. The kitchen features two-toned cabinetry, a large island, a sleek stainless steel appliance package, and a walk-in pantry. Step out onto the private balcony, perfect for morning coffee or summer evenings. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three bedrooms, including a comfortable primary suite with its own 4-piece ensuite with dual sinks and an oversized shower. Two additional bedrooms, a full bathroom, and upper-floor laundry add practicality and convenience. The entry-level offers a versatile office space ideal for working from home, with access to the attached garage. The undeveloped basement is ready for your design ideas. Alpine Park is designed for connection and lifestyle, featuring beautiful streetscapes, walking paths, parks, and future schools and amenities. With quick access to Stoney Trail and a growing list of nearby conveniences, this community continues to evolve while offering a strong sense of place. Photos are representative and are of the show home which is the same model. RMS has been applied to construction drawings provided by the builder. Taxes to be assessed.