



GRASSROOTS
REALTY GROUP

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382 Alpine Avenue SW
Calgary, Alberta

MLS # A2304137



\$529,900

Division:	Alpine Park		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,737 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Welcome to this upscale, 2024-built townhome with no condo fees in the vibrant new community of Alpine Park—a must-see neighbourhood on Calgary’s southwest edge. Enjoy quick access to Stoney Trail and the nearby Taza Development, combining convenience with modern suburban living. The main floor features a versatile bedroom or private home office, perfect for remote work or guests. You’ll also find direct access to the basement and double attached rear garage. The second level boasts an open-concept design with a bright, spacious living room and a timeless white kitchen featuring brand new stainless steel appliances, quartz countertops, 9-ft ceilings, a walk-in pantry, large island, and durable luxury vinyl plank flooring throughout. Upstairs, there are three more bedrooms, a convenient full laundry room, including a sunlit primary suite with a large front window and a double vanity ensuite. And yes—window coverings are already installed and included. Just in time for you to move in and enjoy the summer in your new home.