



302 Alpine Avenue SW  
Calgary, Alberta

MLS # A2140469



**\$630,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,741 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Pantry, Quartz Counters		

**Inclusions:** n/a

Welcome to the Alicia - End townhome by Genesis Built! This three-story masterpiece home features 3 bedrooms, 2.5 baths, and an attached double garage on the entry level, along with a handy office space. The main floor has an open living area, a modern kitchen with a spacious island, and a balcony with serene views. Upstairs, you'll find the bedrooms and a laundry room. The primary bedroom has an ensuite with a double vanity. Enjoy contemporary living in this beautifully designed townhome.