



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

66, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2178135



\$549,900

Division:	Alpine Park		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,485 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Street Lighting		

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

Inclusions: N/A

GORGEOUS VIEWS FROM THE NEW COMMUNITY OF ALPINE PARK!! Welcome to the Auburn 2 end-unit townhome in Woodland at Alpine Park, where modern design meets everyday functionality and where owners will find plenty to love. This brand-new, 1,485 sq ft home is packed with smart features, stylish finishes, and a layout that just makes sense. Plus, for a limited time, Homes by Avi is covering your condo fees for the first year—because who doesn't love a little extra cash in their pocket? Your new home starts with a ground-floor entrance, offering privacy and curb appeal that's rare in townhome living. This level also features a tandem double garage, providing plenty of space for two vehicles or that extra storage you've been dreaming about. Head upstairs, and you're welcomed into a bright, open-concept main living area. The kitchen is the showstopper, complete with a large island with a breakfast bar, sleek quartz countertops, and convenient pantry—perfect for storing all your culinary essentials or a bulk-sized snack collection. The dining area is perfectly positioned for hosting, and the living room is spacious, comfortable, and filled with natural light. Need a little fresh air? Step out onto your private balcony just off the kitchen—ideal for morning coffee, evening wine, or testing out your green thumb with a few potted plants. A convenient two-piece bath rounds out this level. Up on the third floor, the primary suite is your personal escape, featuring a walk-in closet and a private three-piece ensuite with a modern shower and stylish finishes. Two additional bedrooms, each with their own walk-in closets, offer plenty of space for guests, a home office, or a hobby room. The main three-piece bath is thoughtfully designed with sleek fixtures, and a dedicated laundry space on this level means no hauling baskets up

and down stairs. Living in Woodland at Alpine Park means you're part of a vibrant, master-planned community where green spaces, playgrounds, and walking trails come together to create a lifestyle that's as active as you want it to be. With easy access to local shopping, dining, and top-rated schools, everything you need is right at your fingertips. And when the mountains call, the Rockies and Kananaskis Country are just a short drive away. Whether you're looking for your first move up property or a stylish, low-maintenance home to downsize to, the Auburn 2 is ready to deliver. Get in touch today to learn more! Completed showhomes coming in May! PLEASE NOTE: Photos are virtual renderings – fit and finish may differ on completed spec. Interior finishing options and floorplans shown in photos.