



GRASSROOTS
REALTY GROUP

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854 Alpine Avenue SW
Calgary, Alberta

MLS # A2199431



\$595,000

Division:	Alpine Park		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,741 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters		
Inclusions:	N/A		

Discover the Alicia by Genesis Builder Group, a stunning three-story corner townhome that seamlessly blends style and functionality. This spacious home features 3 bedrooms, 2.5 bathrooms, and a versatile home office, perfect for modern living. The open-concept kitchen boasts an island and a convenient gas line behind the range, while the upper floor hosts a laundry room and a primary bedroom with an ensuite that includes dual sinks. Enjoy outdoor living with a BBQ gas line on the balcony, and park with ease in the double car garage. This prime South-facing unit overlooks a future school and comes with no condo fees, a Smart Home Package, solar rough-in, and an electric vehicle charger—designed for today's eco-conscious homeowner. Photos are representative.