



**GRASSROOTS**  
REALTY GROUP

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

169 Treeline Avenue SW  
Calgary, Alberta

MLS # A2201340

**\$738,900**



<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,641 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Barwell by Calbridge Homes is a beautifully designed 3-bedroom, 2.5-bath home with a detached double garage, offering a perfect blend of comfort and style. The rear kitchen boasts a large working island and a generous window that overlooks your backyard, providing a bright and inviting space for cooking and entertaining. The front great room is spacious, with ample seating, large windows that flood the room with natural light, and an electric fireplace for added warmth and ambiance. Enjoy the outdoors on the charming front porch, ideal for relaxing on summer days, while the side entry adds extra privacy and convenience. Upstairs, you'll find three generously sized bedrooms and two well-appointed bathrooms, including a primary bedroom with a large walk-in closet and a luxurious 5-piece ensuite for ultimate comfort and privacy. Photos are representative.