



GRASSROOTS
REALTY GROUP

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446 Alpine Avenue SW
Calgary, Alberta

MLS # A2211420



\$564,900

Division:	Alpine Park		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,723 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this stunning 3-storey end-unit townhouse, nestled on a quiet street in the prestigious SW community of Alpine Park. Offering over 1,700 sq. ft. of thoughtfully designed living space, this home is perfect for families and professionals alike. The ground level welcomes you with a spacious foyer and a dedicated home office, ideal for remote work or study. Upstairs, the open-concept main floor is designed for modern living, featuring a bright and airy living room, a generous dining area, and a chef-inspired kitchen with sleek light wood cabinetry, quartz countertops, stainless steel appliances, and a large island—perfect for entertaining. Step out onto the private balcony to enjoy a morning coffee, fire up the BBQ, or unwind on warm evenings. A versatile bonus room completes this level, offering additional space for a play area or media room. The top floor is all about comfort, featuring three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a stylish 4-piece ensuite. A second full bathroom and a convenient upper-level laundry complete this floor. This home also boasts a double attached garage and offers easy access to Stoney Trail, making commuting a breeze. Don't miss out on this exceptional opportunity to own in Alpine Park—schedule your private viewing today!