



THE
A-TEAM

**RE/MAX
FIRST**

270 ALPINE Boulevard, Calgary T2Y 0V1

MLS® #: **A2113365**

Area: **Alpine Park**

Listing Date: **03/08/24**

List Price: **\$610,000**

Status: **Active**

County: **Calgary**

Change: **+\$5k, 11-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,758**

Low Sqft:

Ttl Sqft: **1,758**

Lot Information

Lot Sz Ar: **1,578 sqft**

Lot Shape:

DOM

72

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	14`0" x 11`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	11`1" x 10`7"

Room	Level	Dimensions
Great Room	Main	13`1" x 13`0"
Bedroom - Primary	Upper	13`1" x 13`0"
Bonus Room	Upper	13`0" x 9`7"
Bedroom	Upper	9`7" x 10`0"

Title:

Fee Simple

Fee Freq:

Monthly

Legal Desc:

TBD

Zoning:

TBD

Remarks

Pub Rmks:

Welcome to the Lennox Townhome by Genesis Builders, where modern elegance meets comfort. This 3-bedroom, 2.5-bathroom residence features an open-concept layout, perfect for entertaining or relaxing with family. The central kitchen boasts a spacious island with quartz countertops, while the living room offers a cozy ambiance with its electric fireplace. Natural light fills the space, enhancing its airy atmosphere. Upstairs, the primary bedroom awaits with an ensuite bathroom featuring a double vanity and walk-in closet. A central bonus room provides flexibility for various needs, from a home office to a media room. With a single attached garage for convenience, the Lennox Townhome offers contemporary living at its finest, making it a place you'll be proud to call home. *Photos are representative*

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**