



THE
A-TEAM

**RE/MAX
FIRST**

278 ALPINE Boulevard, Calgary T2Y 0V1

MLS®#: **A2152921**

Area: **Alpine Park**

Listing Date: **07/26/24**

List Price: **\$670,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,012 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,776**
Low Sqft:
Ttl Sqft: **1,776**

DOM

52
Layout
Beds: **2 (2)**
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,Soaking Tub,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	14`0" x 11`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	13`1" x 13`0"
Bedroom - Primary	Upper	13`1" x 13`5"
Bonus Room	Upper	13`0" x 10`0"
Bedroom - Primary	Upper	11`1" x 14`4"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	TBD
Fee Freq:	
Monthly	
Legal Desc:	TBD

Remarks

Pub Rmks: **Discover the Apollo Townhome by Genesis Builder Group, a stunning corner unit facing a serene park. This home boasts an open-concept floor plan featuring a central kitchen with a large island, perfect for entertaining. The main floor includes a cozy great room with a 50" electric fireplace, complemented by stainless steel appliances and an included washer and dryer. Upstairs, you'll find two luxurious master bedrooms, each with its own walk in closet and ensuite—one a 5-piece and the other a 4-piece—plus a versatile bonus room. With 2.5 baths in total, this home ensures comfort and convenience. The basement remains undeveloped, offering the potential for future expansion with an added window for a bedroom and rough-in plumbing for a bathroom. The Apollo Townhome seamlessly blends elegance and functionality, making it an ideal choice for modern living. 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