

798 ALPINE Avenue, Calgary T2Y0V6

A2160056 08/23/24 List Price: **\$589,900** MLS®#: Area: **Alpine Park** Listing

Status: **Active** None Association: Fort McMurray County: Calgary Change:

Date:

General Information

Prop Type: Sub Type: Row/Townhouse

City/Town: Year Built: 2025

Lot Information Lot Sz Ar: Lot Shape:

Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

1,033 sqft Ttl Sqft: 1.646

<u>Parking</u>

DOM

120

<u>Layout</u>

Beds:

Baths:

Style:

1,646

Ttl Park: 2 2 Garage Sz:

3 (3)

2.5 (2 1)

3 Storey

Access:

Lot Feat: Level

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Balcony Construction:

Cement Fiber Board, Stucco, Wood Frame

Flooring:

Carpet, Vinyl Plank Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Microwave, Range, Refrigerator

Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Stone Counters, Walk-In Closet(s)

Utilities:

Room Information

<u>Level</u> Level <u>Room</u> **Dimensions Dimensions** <u>Room</u> 2pc Bathroom Second 0'0" x 0'0" **4pc Bathroom** Third 0'0" x 0'0" 4pc Ensuite bath Third 0'0" x 0'0" Office Main 11`0" x 9`9" 15`0" x 9`0" 11`0" x 11`7" **Dining Room** Second **Great Room** Second **Bedroom** Third 10`0" x 8`2" **Bedroom** Third 10`0" x 8`7" **Bedroom - Primary** Third 12`0" x 11`6"

Legal/Tax/Financial

Title: Zoning:

Fee Simple
Legal Desc: 2312347

Pub Rmks: Discover the Theo by Genesis Builder Group, a stylish three-story townhome that perfectly blends modern living with convenience. This home offers 3 bedrooms, 2.5 baths, and a versatile home office, all thoughtfully designed across three levels. The spacious kitchen boasts a central island and a gas line behind the range, ideal for culinary enthusiasts, while the balcony is equipped with a BBQ gas line for effortless outdoor dining. A double car garage provides ample parking, and with no condo fees, this home is as practical as it is beautiful. Located in a prime south-facing spot overlooking a future school, the Theo also comes with a Smart Home Package, solar rough-in, and an electric vehicle charger, ensuring you're ready for the future. Photos are representative.

N/A

Bode Platform Inc.

Property Listed By:

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

