

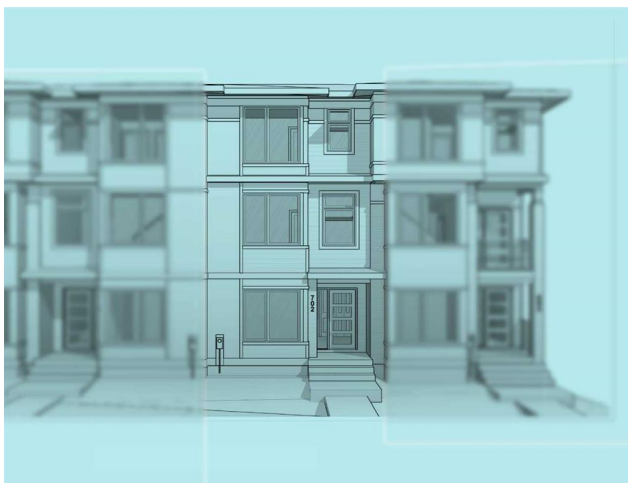


THE
A-TEAM

**RE/MAX
FIRST**

798 ALPINE Avenue, Calgary T2Y0V6

MLS®#: **A2160056** Area: **Alpine Park** Listing Date: **08/23/24** List Price: **\$589,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **1,033 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,646**
 Low Sqft:
 Ttl Sqft: **1,646**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

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/Bsmnt: **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

Room	Level	Dimensions	Room	Level	Dimensions
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"
Dining Room	Second	15`0" x 9`0"	Great Room	Second	11`0" x 11`7"
Bedroom	Third	10`0" x 8`2"	Bedroom	Third	10`0" x 8`7"
Bedroom - Primary	Third	12`0" x 11`6"			

Title: Zoning:
Fee Simple **DC**
Legal Desc: **2312347**

Remarks

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.**

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
