



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

152

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Level

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

Room

2pc Bathroom

4pc Ensuite bath

Dining Room

Bedroom

Bedroom - Primary

Level

Second

Third

Second

Third

Third

Dimensions

0`0" x 0`0"

0`0" x 0`0"

49`3" x 29`6"

32`10" x 26`10"

39`4" x 37`9"

Room

4pc Bathroom

Office

Great Room

Bedroom

Level

Third

Main

Second

Third

Dimensions

0`0" x 0`0"

36`1" x 32`0"

36`1" x 38`0"

32`10" x 28`2"

Legal/Tax/Financial

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









