



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**394 ALPINE Avenue, Calgary T2Y 0S1**

MLS®#: **A2175872**

Area: **Alpine Park**

Listing Date: **10/29/24**

List Price: **\$598,000**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 18-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **1,356 sqft**  
Lot Shape: **Buyer to confirm lot size. 24.5ft wide measurement has been taken from Builder and Community Website as it is not yet listed on Spin2.**

Finished Floor Area

Abv Sqft: **1,734**

Low Sqft:

Ttl Sqft: **1,734**

DOM

**53**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **3 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Paved  
Double Garage Attached,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Range Hood,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Kitchen Island,Pantry,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7'7" x 10'11"	Bedroom	Main	9'6" x 10'1"
2pc Bathroom	Second	5'0" x 5'7"	Dining Room	Second	9'4" x 7'0"
Kitchen	Second	8'8" x 11'5"	Living Room	Second	17'6" x 11'1"
Living Room	Second	9'5" x 10'1"	4pc Bathroom	Third	8'2" x 4'11"
4pc Ensuite bath	Third	5'0" x 10'1"	Bedroom	Third	8'0" x 12'9"
Bedroom	Third	8'7" x 12'9"	Laundry	Third	5'2" x 8'0"
Bedroom - Primary	Third	11'5" x 14'2"	Furnace/Utility Room	Basement	8'10" x 7'6"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2310435**  
 Zoning: **DC**

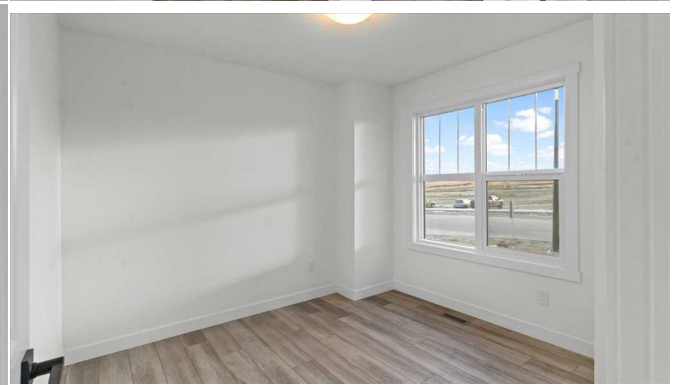
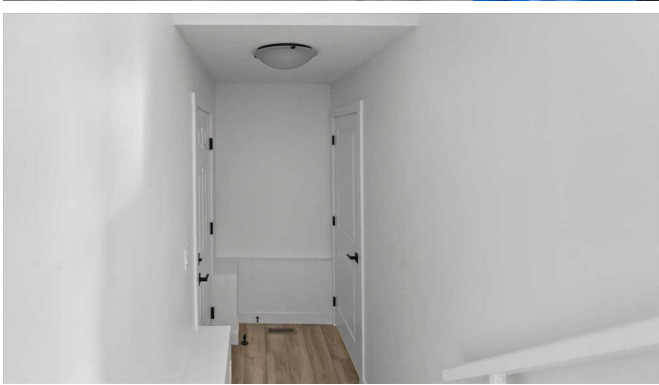
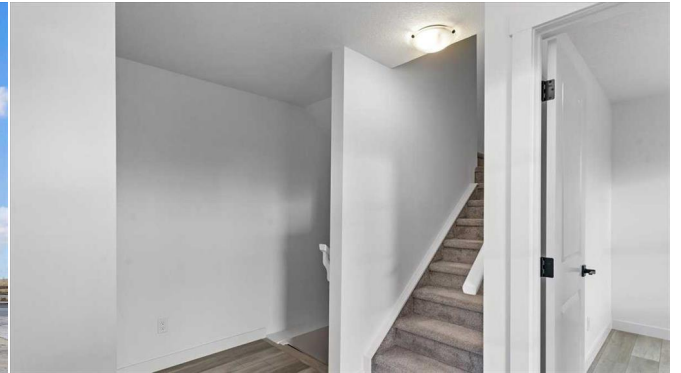
Remarks

Pub Rmks: **Discover the perfect home in Calgary's newest SW community, Alpine Park—complete with NO CONDO FEES! This gorgeous, new townhome by award-winning Genesis Homes is an ideal choice for first-time homebuyers or young families. With Stoney Trail now completed, enjoy quick access to the mountains and nearby amenities. Minutes away, you'll find a new Costco along with a variety of shopping and restaurant options. This Avery style townhome is built on a corner lot, enhanced by the larger lot size and additional side windows that let in plenty of natural light unlike any middle unit. Right off the main entrance is a bedroom or office; you decide. Perfect solution for guests or use it as the professional office space you always wanted. The second level showcases 9' ceilings, a modern/functional kitchen featuring stainless steel appliances, large undermount sink, quartz countertops, upgraded cabinets and walk in pantry. There is a connected living room AND a separate flex room with half bathroom and balcony. The third level completes the home with a primary bedroom, walk in closet and 4pc ensuite, offering the perfect space to unwind. On the same level, you'll find two additional generously sized bedrooms, providing ample space for family and friends. PLUS, the convenience of upper floor laundry makes daily tasks a breeze. This thoughtfully designed layout of this home ensures practicality and comfort - luxury vinyl plank flooring, attached garage for convenience, upscale finishes and perfectly paired lighting. This is truly a must-see! Experience the stunning downtown views from Calgary's newest community. Book your showing today!**

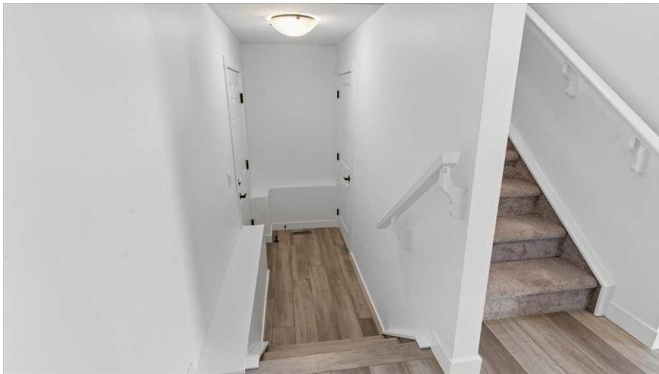
Inclusions: **N/A**  
 Property Listed By: **Real Broker**

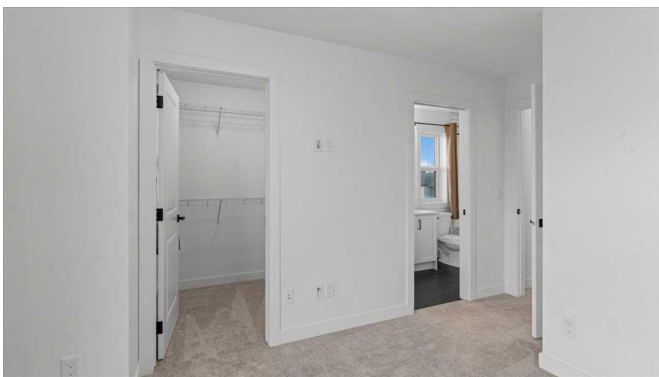
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















**394 Alpine Ave SW, Calgary, AB**

Basement (Below Grade) Exterior Area 229.83 sq ft  
Interior Area 795.77 sq ft



PREPARED: 20241029

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**394 Alpine Ave SW, Calgary, AB**

Third Floor Exterior Area 744.48 sq ft  
Interior Area 892.20 sq ft



PREPARED: 20241029

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**394 Alpine Ave SW, Calgary, AB**

Level 2 Exterior Area 708.59 sq ft  
Interior Area 843.54 sq ft



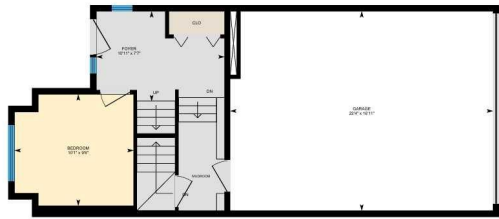
PREPARED: 20241029

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394 Alpine Ave SW, Calgary, AB

Main Floor: Estimat Area 281.36 sq ft  
Interior Area 243.50 sq ft  
Excluded Area 47.86 sq ft



PREPARED: 2024-10-20



White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

