



THE
A-TEAM

**RE/MAX
FIRST**

437 ALPINE Avenue #55, Calgary T0L 1W0

MLS® #: **A2178134** Area: **Alpine Park** Listing Date: **12/18/24** List Price: **\$577,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2026**
Lot Information
 Lot Sz Ar: **728 sqft**
 Lot Shape: **Approved plot plan pending. Final dimensions may differ slightly.**

Access:
 Lot Feat: **Landscaped, Street Lighting, Treed**
 Park Feat: **Double Garage Attached, Garage Door Opener, Insulated**

DOM

45
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas**

Sewer:
 Ext Feat: **Balcony, Private Entrance**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator**
 Int Feat: **Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data**
 Utilities:

Construction: **Composite Siding, Concrete, Metal Siding, Mixed, Stucco, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Slab**

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|----------------------|--------------|-------------------|-------------------|--------------|-------------------|
| Entrance | Main | | Flex Space | Main | 11`0" x 9`8" |
| Furnace/Utility Room | Main | 0`0" x 0`0" | Kitchen | Second | 10`2" x 12`1" |
| Pantry | Second | | 2pc Bathroom | Second | |
| Dining Room | Second | 9`6" x 12`1" | Living Room | Second | 16`4" x 12`1" |
| Laundry | Third | | Bedroom - Primary | Third | 10`5" x 12`0" |
| Walk-In Closet | Third | 0`0" x 0`0" | 3pc Ensuite bath | Third | 0`0" x 0`0" |

**3pc Bathroom
Bedroom**

**Third
Third**

10`8" x 8`6"

Bedroom

Third

9`0" x 8`8"

Legal/Tax/Financial

Condo Fee:
\$257

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0000000**

Remarks

Pub Rmks: **Step into the Magnolia model by Homes by Avi, a three-storey townhome that effortlessly combines practicality with modern style. Perfect for first-time buyers, downsizers, or savvy investors, this thoughtfully designed home offers everything you need and more. On the main floor, you're greeted by an attached two-car garage, a welcoming entrance, and a flexible space that adapts to your lifestyle—whether it's a cozy den, a creative studio, or the ultimate work-from-home setup. The second floor is the heart of the home, boasting an open-concept layout that seamlessly connects the living room, dining area, and kitchen—a dream for hosting or simply unwinding. A built-in computer nook adds functionality, while the 2-piece bathroom and rear balcony provide everyday convenience and a serene spot to enjoy your morning coffee or evening sunsets. The third floor is where comfort meets practicality, featuring three bedrooms, a 3-piece main bath, and a dedicated laundry room. The primary suite is your personal retreat, complete with a walk-in closet and a private 3-piece ensuite. Located in the vibrant community of Alpine Park, Woodland is steps from the picturesque Central Park, a future school site, and charming local shops and cafés. Fish Creek Park is just a 5-minute drive away for outdoor adventures, while quick access to Stoney/Tsuut'ina Trail and Highway 22X makes commuting a breeze—whether you're heading downtown in 20 minutes or escaping to the mountains in 30. Nearby amenities like Costco and the Taza Shopping Centre add to the convenience, and living in Alpine Park's 'dark sky community' brings a peaceful touch of wilderness to your doorstep. This isn't just a home; it's your gateway to a lifestyle filled with comfort, connection, and adventure.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







PROJECT: WOODLAND @ ALPINE PARK
INTERIOR FINISHING
Draw for the interior finishings is based on the architectural drawings and is subject to change without notice. The finishings are subject to product availability.

Homes by **AVI**
 06.19.24

CASING PROFILE 2 1/2" W/ID:

BASEBOARD PROFILE 4" FLAT:

STUCCO CASING PROFILE:

INTERIOR DOOR PROFILE: BERLEY

EXTERIOR DOOR PROFILE: LAM CLIMATE

UPGRADE: KEYLESS ENTRY

BASEBALL PROFILE: (Half Gable)

HOMES BY AVI RESERVES THE RIGHT TO MAKE MODIFICATIONS OR SUBSTITUTIONS WITHOUT NOTICE. SUBJECT TO PRODUCT AVAILABILITY.

CABINETS: Kitchen & Bath OPTIONS:

Cotton Mist

Suede Stone

Sheer Beauty

LAMINATE COUNTER TOPS: Bathrooms OPTIONS:

Cool Chic

Weathered Bronze

Pristine

QUARTZ COUNTER TOPS: Kitchen OPTIONS:

Organic White

Coral Clay

Stone Grey

KITCHEN & BATHROOM WALL TILE:

Ceruzzi - Essential Series
 6" x 12" Subway Tile - Blanco Matte

UPGRADE OPTIONS: Kitchen Backsplash & Bathroom Wall Tile

Essential Series
 3.50' - Ceramic-Greystone-Ginger

Essential Series
 3.50' - Ceramic-Greystone-Blonco

LVP FLOORING:
 Main Entry, 2nd Floor (1/2 Bath, Kitchen, Dining & Living Room), Main Bath, Bedroom & Laundry

Toasted Almond

Golden Fleece

Grey Spark

UPGRADE OPTION: Glossed Porcelain Tile
 Main Entry - 1/2 Bath - Main Bath - Ensuite

Frameless Sledge

CARPET:
 Stairs, Bedrooms & Hallway

Honey

Roll Cloud

Main Light Fixture

LED Flush Mount Fixture

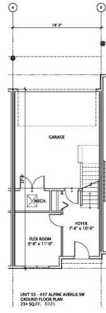
Main Light Fixture (Woodbury)

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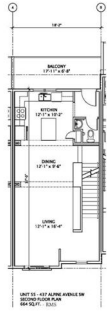
NOTE: Area size was calculated by applying the RMS measurements to blueprints provided by the builder.



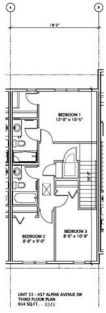
UNIT 55, 437 ALPINE AVENUE SW
SECOND FLOOR PLAN
12/15/21

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55, 437 Alpine Avenue SW – Unit 55 BM4g 8



UNIT 55, 437 ALPINE AVENUE SW
SECOND FLOOR PLAN
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November 8, 2021