



THE
A-TEAM

**RE/MAX
FIRST**

254 ALPINE Boulevard, Calgary T2Y 0T9

MLS® #: **A2180845** Area: **Alpine Park** Listing Date: **11/24/24** List Price: **\$579,900**
 Status: **Pending** County: **Calgary** Change: **-\$19k, 28-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar: **1,582 sqft**
 Lot Shape:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,759**
 Low Sqft:
 Ttl Sqft: **1,759**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	41`3" x 42`8"	Bedroom	Upper	31`5" x 40`9"
Bedroom	Upper	36`4" x 41`0"	4pc Ensuite bath	Upper	31`5" x 24`1"
4pc Bathroom	Upper	16`8" x 27`11"	2pc Bathroom	Main	12`10" x 17`9"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **DC**

Legal Desc:

2312347

Remarks

Pub Rmks:

Facing a serene park, this beautiful and functional three-bedroom townhome is located in the Calgary's newest SW community of Alpine Park - No Condo Fee! The main floor offers an open concept with living room and dining room. The modern kitchen has a great layout with a quartz island, stainless steel appliances and lots of storage space. The large windows and 9' ceilings provide plenty of natural sunlight. The main floor is covered with beautiful luxury vinyl plank flooring. The upper floor has 3 bedrooms with ensuite washrooms and Laundry. The central bonus room provides flexibility for various needs. The basement offers adequate storage space. This home is also fenced and equipped with a single attached garage. With no condo fees, this home combines luxury and practicality for your ideal living experience. Situated in a prime location, this townhome provides easy access to Stoney Trail and a variety of shopping options.

Inclusions:

N/A

Property Listed By:

Homecare Realty Ltd.

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





