



THE
A-TEAM

**RE/MAX
FIRST**

418 ALPINE Avenue, Calgary T2Y 0S1

MLS®#: **A2183340**

Area: **Alpine Park**

Listing Date: **12/17/24**

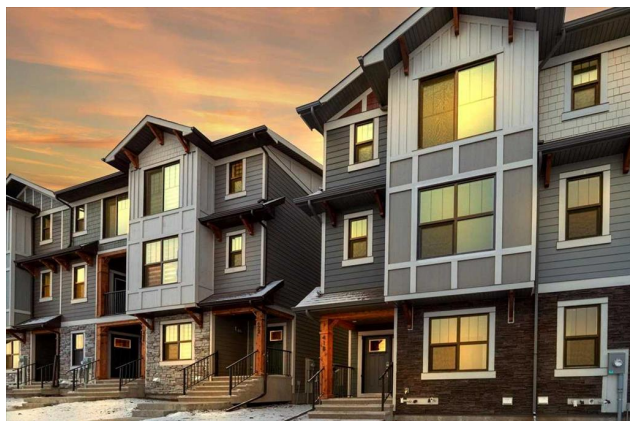
List Price: **\$589,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **1,313 sqft**
Lot Shape: **Lot size from Survey**
Plan of Subdivision
(see supplements),
NO RPR has been
done to Verify. Lot
Area from ReMap.
Buyer to Confirm

DOM

4
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,City Lot,Front Yard,Interior Lot
Double Garage Attached,Garage Door Opener,Garage Faces Rear

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`11" x 6`10"
2pc Bathroom	Second	4`11" x 5`6"
Living Room	Second	16`11" x 18`3"
5pc Ensuite bath	Third	5`1" x 11`7"
Bedroom	Third	7`11" x 12`2"
Bedroom - Primary	Third	11`4" x 13`8"

Room	Level	Dimensions
Bedroom	Main	9`2" x 8`2"
Kitchen	Second	11`7" x 10`7"
4pc Bathroom	Third	5`2" x 8`6"
Bedroom	Third	8`8" x 12`3"
Laundry	Third	7`10" x 6`0"
Furnace/Utility Room	Lower	16`0" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

2310435

Remarks

Pub Rmks: *****OPEN HOUSE SATURDAY, DECEMBER 21ST FROM 1PM-4PM. STOP BY AND SAY HELLO*** NO CONDO FEES and looking for an immediate possession for this upscale town home located in Alpine Park. This community is something you definitely want to check out as part of your home search. A quick exit off Stoney Trail in the southwest corner of the city and also conveniently close to the new Taza Development. This home is built by Genesis and it's BRAND NEW so you get to make the final design touches. Directly inside the main floor door is a versatile bedroom or flex room—perfect for those working from home who want a private, dedicated office space away from the main living area. This level also provides easy access to the double garage and basement. On the second level you'll find a spacious open floor and large living room area, great spot to unwind. The functional kitchen has timeless white cabinets and features NEW stainless steel appliances, quartz countertops, large walk-in pantry, 9-foot ceilings, a walk-in pantry, large island, and luxury vinyl plank flooring throughout. There is three more bedrooms upstairs; the primary would not be complete without a large front window and double vanity. The upper-floor laundry is equipped with a BRAND NEW washer and dryer and the location only adds to the convenience of this home. This home has a double attached garage at rear so no fighting for street parking. Don't miss out—contact an agent, schedule a tour, and make an offer. We would love for you to see this home in person.**

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

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







