

## 434 ALPINE Avenue, Calgary T2Y 0V1

MLS®#:	A2186426	Area:	Alpine Park	Listing Date:	01/15/25	List Price: <b>\$597,900</b>
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information	1			DOM				
Type:	Residential			7				
Туре:	Row/Townhouse			<u>Layout</u>				
Town:	Calgary	Finished Floor Ar	ea	Beds:	3 (3 )			
Built:	2024	Abv Sqft:	1,663	Baths:	1.5 (1 1)			
<u>nformation</u>		Low Sqft:		Style:	3 Storey			
z Ar:	1,377 sqft	Ttl Sqft:	1,663					
hape:				Parking				
				Ttl Park:	2			
				Garage Sz:	2			
ss:								
eat:	Back Lane							
Feat:	Double Garage Attached							

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: <b>Wood Frame</b> Flooring:	Wood Frame					
Ext Feat:	Balcony,Playground,Private Entrance		Carpet,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete	Carpet, Vinyl Plank Water Source: Fnd/Bsmt:					
Kitchen Appl: Int Feat: Utilities:	•	Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows Room Information							
<u>Room</u> Living Room	<u>Level</u> Second	<u>Dimensions</u> 10`11" x 13`5"	<u>Room</u> 2pc Bathroom	<u>Level</u> Second	<u>Dimensions</u> 5`3" x 4`11"				
Kitchen	Second	15`6" x 8`6"	Pantry	Second	5`6" x 4`0"				
Bedroom - Prim	-	12`0" x 11`5"	Walk-In Closet	Third	7`5" x 4`11"				
4pc Ensuite bat		8`2" x 4`11"	Laundry	Third	5`11" x 3`11"				
Bedroom	Third	10`0" x 8`0"	Bedroom	Third	10`0" x 8`10"				
Den Storage	Main Basement	10`10" x 9`9" 9`7" x 12`9"	Entrance	Main	6`11" x 4`9"				

	Legal/Tax/Financial		
Title: Fee Simple Legal Desc:	Zoning: DC 2310435		
Legui Dese.	Remarks		
Pub Rmks: Inclusions: Property Listed By:	Step into a home that's more than just a place to live. It's a space designed to work for you, no matter your stage of life. This brand-new, three-story townhom Alpine Park offers the perfect balance of function, warmth, and modern living. The main floor opens with a versatile den featuring its own private entrance—id for anyone running a home-based business or creating a small rental space. Whether you dream of a quiet home office, a creative studio, or a welcoming spot clients, this space is ready to adapt to your needs. The second floor is where life comes together. The kitchen stands out with its elegant black cabinets, offeri subtle luxury while staying warm and inviting. The open layout connects the kitchen, dining, and living areas, creating a natural flow that's perfect for hosting friends or simply enjoying everyday moments. Upstairs, the primary bedroom includes a walk-in closet and ensuite, designed to offer both comfort and practic Two additional bedrooms provide flexible options, whether for family, guests, or hobbies. A conveniently located laundry area, complete with an included wash and dryer, makes household tasks simple and efficient. The warm finishes throughout the home create a cohesive and welcoming atmosphere, with every deta carefully chosen to balance style and comfort. Alpine Park is more than a neighborhood; it's a place to settle in and enjoy a connected, convenient lifestyle. Wi parks, trails, and quick access to shopping, this home is ready to support your goals—whether you're looking for a space to grow or a community to call your o What will this home mean to you? N/A eXp Realty	eal for ng a ality. her il ith	

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











