



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1134 ALPINE Avenue, Calgary T2Y0T2**

MLS®#: **A2186495**

Area:

Listing **01/10/25**

List Price: **\$840,000**

Status: **Pending**

County: **Calgary**

Date:  
Change: **-\$59k, 13-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,584 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,206**

Low Sqft:

Ttl Sqft: **2,206**

DOM

**12**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Smart Home,Soaking Tub,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 9`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 10`10"</b>
<b>Loft</b>	<b>Second</b>	<b>18`9" x 10`6"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 15`1"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`9" x 18`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`4" x 11`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**TBD**

Remarks

Pub Rmks: **Welcome to the Parker, a custom-designed three-story former showhome by Shane Homes in Vermilion Hill, Calgary. This home offers 2,204 sq ft of living space with 3 bedrooms and 2.5 bathrooms. The open-concept main floor includes a living room, central dining nook, and a rear kitchen with a spacious island. The third floor is dedicated to the owner's bedroom with a large bedroom, 5-piece ensuite featuring a freestanding tub and separate shower, and dual walk-in closets. Additional features include a second-floor loft, a convenient laundry closet, and a patio for outdoor enjoyment. The exterior has durable Hardie board siding for low maintenance and a spacious two-car garage. Located in Vermilion Hill, residents enjoy proximity to Fish Creek Park and urban amenities. Please note, the home is sold unfurnished, but furnishings can be purchased separately. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode**

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





