

1134 ALPINE Avenue, Calgary T2Y0T2

| MLS®#: | A2186495 | Area: | | Listing Date: | 01/10/25 | List Price: \$840,000 |
|---------|----------|---------|---------|------------------|----------------|------------------------------|
| Status: | Pending | County: | Calgary | Change: | -\$59k, 13-Jan | Association: Fort McMurray |



| neral Information | n | | | DOM | |
|---------------------|-------------|--|-------|-----------------|-----------|
| op Type: | Residential | | | 12 | |
| b Type: | Detached | | | Layout | |
| y/Town: | Calgary | Finished Floor Ar | ea | Beds: | 3 (3) |
| ar Built: | 2023 | Abv Sqft: | 2,206 | Baths: | 2.5 (2 1) |
| Information | | Low Sqft: | | Style: | 3 Storey |
| Sz Ar: | 2,584 sqft | Ttl Sqft: | 2,206 | | |
| Shape: | | | | Parking | |
| | | | | Ttl Park: | 4 |
| | | | | Garage Sz: | 2 |
| cess: | | | | ugo o 2. | - |
| t Feat: rk Feat: | | Back Lane,Back Yard,Landscaped,Street Lighting Double Garage Detached | | | |

Utilities and Features

| Roof: Heating: Sewer: | Asphalt Shingle Forced Air,Natural Gas | | Construction: Cement Fiber Board,See Flooring: | Cement Fiber Board, See Remarks, Wood Frame | | | | | | |
|---|---|---|---|---|--|--|--|--|--|--|
| Ext Feat: Rain Gutters | | | Carpet,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete | | | | | | | |
| Kitchen Appl: Int Feat: | | Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings Built-in Features,Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Smart Home,Soaking Tub,Stone Counters,Walk-Ir Closet(s) | | | | | | | | |
| Utilities: | | | Room Information | | | | | | | |
| Room 2pc Bathroom 5pc Ensuite bar Dining Room Bedroom Loft | Level Main th Third Main Second Second | Dimensions 0`0" x 0`0" 0`0" x 0`0" 12`5" x 9`6" 9`0" x 10`10" 18`9" x 10`6" | Room 4pc Bathroom Living Room Bedroom - Primary Bedroom Legal/Tax/Financial | <u>Level</u> Second Main Third Second | Dimensions 0`0" x 0`0" 12`5" x 15`1" 14`9" x 18`2" 13`4" x 11`0" | | | | | |

| Title: | Zoning: | | | | | |
|---------------------|---|--|--|--|--|--|
| Fee Simple | TBD | | | | | |
| Legal Desc: | TBD | | | | | |
| Legal Dese. | 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

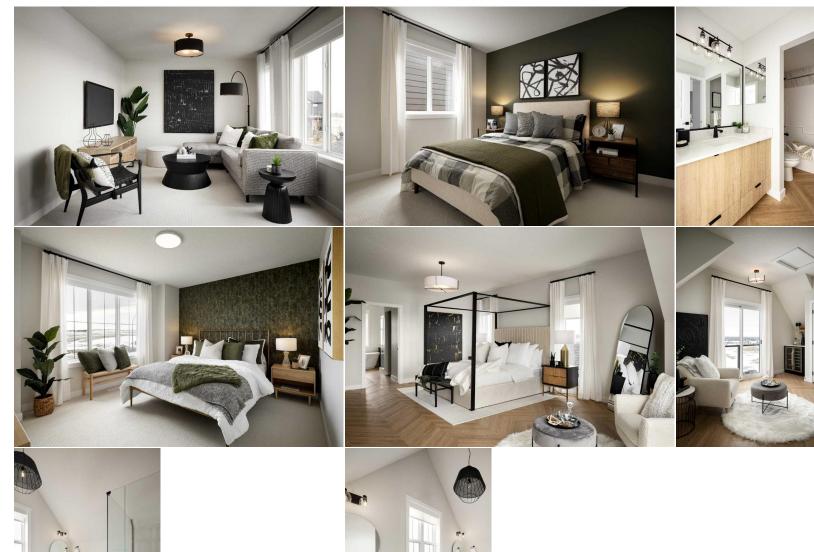












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