

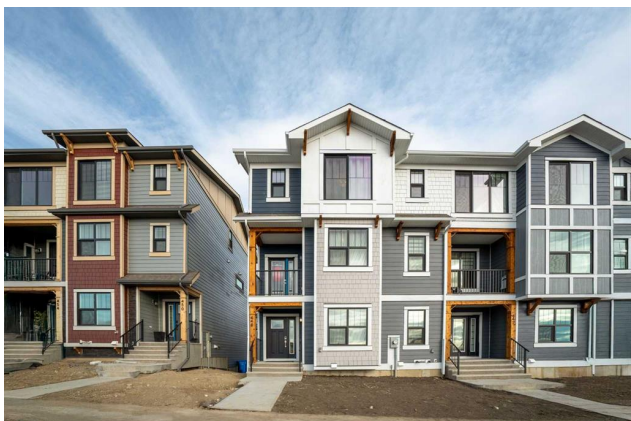


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**446 ALPINE Avenue, Calgary T2Y 0V1**

MLS®#: **A2190193**      Area: **Alpine Park**      Listing Date: **01/27/25**      List Price: **\$596,900**  
 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: **1,242 sqft**      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,721**  
                          Low Sqft:  
                          Ttl Sqft: **1,721**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Attached**

DOM

**5**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board, Wood Frame, Wood Siding**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	11`1" x 8`0"	Office	Main	10`2" x 9`6"
Den	Second	10`2" x 9`6"	Kitchen	Second	11`6" x 8`6"
Dining Room	Second	8`5" x 6`10"	Living Room	Second	16`6" x 11`0"
2pc Bathroom	Second	5`6" x 4`10"	Bedroom - Primary	Third	14`3" x 11`4"
4pc Ensuite bath	Third	9`11" x 4`10"	Laundry	Third	8`0" x 5`2"
4pc Bathroom	Third	7`11" x 4`11"	Bedroom	Third	12`9" x 8`7"
Bedroom	Third	12`8" x 8`0"	Storage	Basement	9`0" x 7`5"

Furnace/Utility Room

Basement

9' 6" x 9' 6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310435**

Zoning:  
**DC**

Remarks

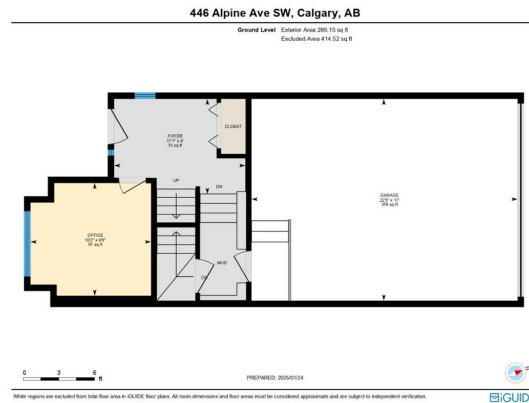
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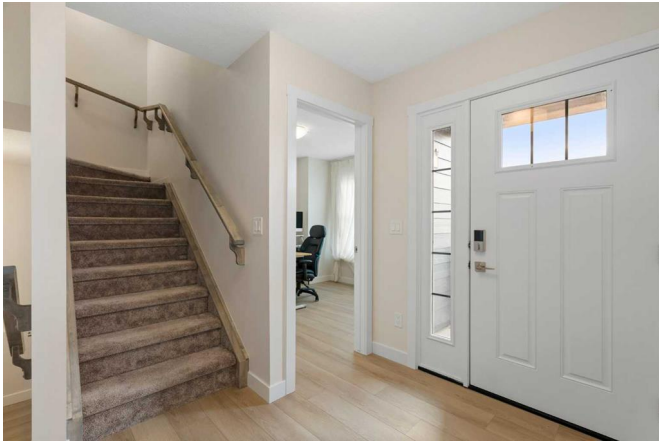
**Open House 1:00pm-4:00pm Saturday Feb. 1st, 2025. Welcome to this Beautiful Modern 1720 sq ft 3-story Townhouse with 3 Beds, 2.5 Baths, Double Garage Attached and No Condo Fee in Alpine Park. The main level opens with a warm bright entrance and a nice office room for you to work at home, or a welcoming spot for your clients. Up to the second level, its open layout with thorough vinyl plank provides a kid's playroom or study room with a big southwest facing window, a convenient 2-pc bathroom facing a balcony with great views, a dining area, a spacious bright living room with large windows bringing natural light and a modern kitchen. The Kitchen features a large kitchen island, elegant quartz countertops, ceiling height cabinets, a beautiful tile backsplash, and SS appliances. The third level provides a primary bedroom with ceiling to floor large southwest facing windows, a generous walk-in closet and a 4-pc ensuite bathroom with quartz countertops, offered both comfort and practicality, two additional good size bedrooms with city views, a convenient laundry area, and a 4-pc family bathroom. Down to the unfinished basement, it integrates a furnace, a hot water tank, an electrical box and a storage space. Easy access to Stoney Trail to any shopping centers, schools, Rocky Mountains, hiking trails, ski resorts and outdoor recreational activities. Don's miss your chance to own this amazing townhouse, book your own showing now.**

Inclusions:  
Property Listed By:

**N/A**  
**Homecare Realty Ltd.**

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





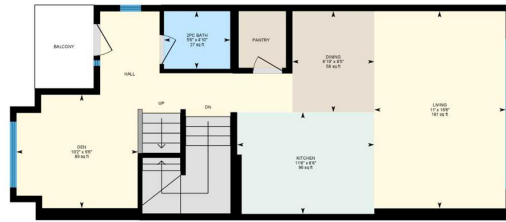
446 Alpine Ave SW, Calgary, AB  
 Basement (Below Grade) Exterior Area 231.83 sq ft



0 2 4 ft PREPARED: 2025/1/24  
 White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. iGUIDE



446 Alpine Ave SW, Calgary, AB  
 Main Floor Exterior Area 883.08 sq ft



0 2 4 ft PREPARED: 2025/1/24  
 White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. iGUIDE

