



THE
A-TEAM

**RE/MAX
FIRST**

854 ALPINE Avenue, Calgary T2Y0T1

MLS®#: **A2199431**

Area: **Alpine Park**

Listing Date: **03/05/25**

List Price: **\$630,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **1,313 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,741**
Low Sqft:
Ttl Sqft: **1,741**

DOM

9

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat: **Level**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
Int Feat: **Chandelier,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second		4pc Bathroom	Third	
5pc Ensuite bath	Third		Office	Main	8`4" x 9`9"
Dining Room	Second	10`6" x 11`9"	Great Room	Second	17`3" x 11`9"
Bedroom - Primary	Third	11`6" x 11`5"	Bedroom	Third	10`0" x 8`2"
Bedroom	Third	10`0" x 8`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312347

Zoning:
DC

Remarks

Pub Rmks:

Discover the Alicia by Genesis Builder Group, a stunning three-story corner townhome that seamlessly blends style and functionality. This spacious home features 3 bedrooms, 2.5 bathrooms, and a versatile home office, perfect for modern living. The open-concept kitchen boasts an island and a convenient gas line behind the range, while the upper floor hosts a laundry room and a primary bedroom with an ensuite that includes dual sinks. Enjoy outdoor living with a BBQ gas line on the balcony, and park with ease in the double car garage. This prime South-facing unit overlooks a future school and comes with no condo fees, a Smart Home Package, solar rough-in, and an electric vehicle charger—designed for today's eco-conscious homeowner. Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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











