

## 822 ALPINE Avenue, Calgary T2Y0T1

MLS®#: Status:	A2199446 Active	Area: County:	Alpine Park Calgary	Listing Date: Change:	03/05/25 None		\$625,000 on: Fort McMurray			
				General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape:	Residential Row/Townhouse Calgary 2025 1,313 sqft	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,741 1,741	DOM 4 Layout Beds: Baths: Style: Parking	3 (3 ) 2.5 (2 1) 3 (or more) Storey	
				Access: Lot Feat: Park Feat:		Level Double Garage Attached			Ttl Park: Garage Sz:	2 2

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: <b>Cement Fiber Board</b> , Flooring:	Cement Fiber Board,Stucco,Wood Frame						
Ext Feat:	Balcony		Carpet,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete	Carpet, Vinyl Plank Water Source: Fnd/Bsmt:						
Kitchen Appl:	Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer Chandelier,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters Room Information									
Int Feat: Utilities:										
<u>Room</u>	Level	Dimensions	<u>Room</u> Legal/Tax/Financial	Level	Dimensions					
Title:		Zoning:								
Fee Simple		DC								
Legal Desc:	2312347									
			Remarks							
Pub Rmks: Discover the Theo by Genesis Builder Group, a stylish three-story townhome that perfectly blends modern living with convenience. This hom										

baths, and a versatile home office, all thoughtfully designed across three levels. The spacious kitchen boasts a central island and a gas line behind the range, ideal for culinary enthusiasts, while the balcony is equipped with a BBQ gas line for effortless outdoor dining. A double car garage provides ample parking, and with no condo fees, this home is as practical as it is beautiful. Located in a prime south-facing spot overlooking a future school, the Theo also comes with a Smart Home Package, solar rough-in, and an electric vehicle charger, ensuring you're ready for the future. Photos are representative.

## Inclusions: Property Listed By:

N/A Bode Platform Inc.

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













