



THE
A-TEAM

**RE/MAX
FIRST**

846 ALPINE Avenue, Calgary T2Y0T1

MLS®#: **A2199588**

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**

Finished Floor Area

Abv Sqft: **1,711**

Low Sqft:

Ttl Sqft: **1,711**

Lot Information

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

Lot Shape:

DOM

5

Layout

Beds: **3 (3)**

Baths: **3.0 (3 0)**

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,Natural Gas**
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
4pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Office	Lower	10`0" x 8`2"
Dining Room	Main	12`0" x 9`0"	Great Room	Main	11`9" x 11`0"
Bedroom - Primary	Upper	11`8" x 12`6"	Bedroom	Upper	11`8" x 8`2"
Bedroom	Main	11`8" x 8`2"	Loft	Upper	11`8" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312347

Zoning:
DC

Remarks

Pub Rmks:

Discover the Haley by Genesis Builder Group, a stylish three-story townhome that perfectly blends modern living with convenience. This home offers 3 bedrooms, 3.5 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 Haley 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:

N/A

Property Listed By:

Bode Platform Inc.

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