

## 782 ALPINE Avenue, Calgary T2Y0T1

MLS®#:	A2199870	Area:	Alpine Park	Listing Date:	03/06/25	List Pric	e: <b>\$625,000</b>			
Status:	Active	County:	Calgary	Change:	None	Associa	Association: Fort McMurray			
				General Info	ormation	Residential			DOM	
				Prop Type: Sub Type:		Row/Townhouse			<b>4</b> <u>Layout</u>	
				City/Town:		Calgary	Finished Floor Area		Beds:	3 (3 )
				Year Built:		2025	Abv Sqft:	1,711	Baths:	3.5 (3 1)
				Lot Informa	<u>tion</u>		Low Sqft:		Style:	3 (or more) Storey

Year Built: Lot Informa Lot Sz Ar:
Lot Shape: Access: Lot Feat: Park Feat:

	Level			Garage Sz:	2
				<u>Parking</u> Ttl Park:	2
	1,334 sqft	Ttl Sqft:	1,711		
<u>tion</u>		Low Sqft:		Style:	3 (or more) Storey
	2025	Abv Sqft:	1,711	Baths:	3.5 (3 1)
	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (3 )
	Row/Townhouse			<u>Layout</u>	
	Residential			4	
<u>ormation</u>				DOM	

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air,Natural Gas Balcony		Construction: <b>Cement Fiber Board</b> , Flooring: <b>Carpet,Vinyl Plank</b>	Cement Fiber Board,Stucco,Wood Frame Flooring:			
			Fnd/Bsmt:				
Kitchen Appl:       Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer         Int Feat:       Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters         Utilities:       Utilities:							
			Room Information				
<u>Room</u>	Level	Dimensions	<u>Room</u> Legal/Tax/Financial	Level	Dimensions		
Title:		Zoning:					
Fee Simple Legal Desc:	2312347	DC					
5			Remarks				
Pub Rmks:	Discover the Haley by Genesis Builder Group, a stunning three-story corner townhome that seamlessly blends style and functionality. This spacious home features 3						

bedrooms, 3.5 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: Property Listed By: N/A Bode Platform Inc.

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123 12'-8" 18'-0" 5'-4" 18'-0" CONCRETE APRON ENSUITE 0 ALCONY GREAT MASTER ROOM 0 11'-9" x 11'-0" BEDROOM 38 11'-8" x 12'-6" × DINING GARAGE B W.I.C. 18'-0" x 23'-0" 9'-0" x 12'-0" LOFT LINEN KITCHEN 11'-8" x 9'-6" PANTRY LNDRY HALF BATH BATH 0 O 0 Q FOYER OPT. HALF RATH BEDROOM 3 OFFICE BEDROOM 2 W.I.C. 11'-8" x 8'-2" 10'-0" x 8'-2" 11'-8" x 8'-2" aoxout +80X0UT +BOXOUT W.LC. -ENTRY LEVEL MAIN FLOOR UPPER FLOOR 278 sq. ft. 694 sq. ft. 663 sq. ft.