

\$577,900 - 55, 437 Alpine Avenue Sw, Calgary

MLS® #A2178134

\$577,900

3 Bedroom, 3.00 Bathroom, 1,552 sqft
Residential on 0.02 Acres

Alpine Park, Calgary, Alberta

Step into the Magnolia model by Homes by Avi, a three-storey townhome that effortlessly combines practicality with modern style. Perfect for first-time buyers, downsizers, or savvy investors, this thoughtfully designed home offers everything you need and more.

On the main floor, youâ€™re greeted by an attached two-car garage, a welcoming entrance, and a flexible space that adapts to your lifestyleâ€”whether itâ€™s a cozy den, a creative studio, or the ultimate work-from-home setup.

The second floor is the heart of the home, boasting an open-concept layout that seamlessly connects the living room, dining area, and kitchenâ€”a dream for hosting or simply unwinding. A built-in computer nook adds functionality, while the 2-piece bathroom and rear balcony provide everyday convenience and a serene spot to enjoy your morning coffee or evening sunsets.

The third floor is where comfort meets practicality, featuring three bedrooms, a 3-piece main bath, and a dedicated laundry room. The primary suite is your personal retreat, complete with a walk-in closet and a private 3-piece ensuite.

Located in the vibrant community of Alpine Park, Woodland is steps from the picturesque Central Park, a future school site, and



charming local shops and caf s. Fish Creek Park is just a 5-minute drive away for outdoor adventures, while quick access to Stoney/Tsuut na Trail and Highway 22X makes commuting a breeze whether you re heading downtown in 20 minutes or escaping to the mountains in 30. Nearby amenities like Costco and the Taza Shopping Centre add to the convenience, and living in Alpine Park s 'dark sky community' brings a peaceful touch of wilderness to your doorstep.

This isn t just a home; it s your gateway to a lifestyle filled with comfort, connection, and adventure.

Built in 2026

Essential Information

| | |
|----------------|---------------|
| MLS  # | A2178134 |
| Price | \$577,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,552 |
| Acres | 0.02 |
| Year Built | 2026 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 55, 437 Alpine Avenue Sw |
| Subdivision | Alpine Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T0L 1W0

Amenities

Amenities Party Room, Playground, Picnic Area, Racquet Courts, Recreation Facilities

Parking Spaces 2

Parking Double Garage Attached, Insulated, Garage Door Opener

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Electric Range

Heating High Efficiency, Forced Air, Humidity Control, Natural Gas, Central, ENERGY STAR Qualified Equipment

Cooling None

of Stories 3

Basement None

Exterior

Exterior Features Balcony, Private Entrance

Lot Description Landscaped, Treed, Street Lighting

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Stucco, Wood Frame, Mixed, Metal Siding

Foundation Slab

Additional Information

Date Listed December 18th, 2024

Days on Market 106

Zoning M-2

HOA Fees 330

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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