

\$749,900 - 197 Treeline Avenue Sw, Calgary

MLS® #A2088022

\$749,900

3 Bedroom, 3.00 Bathroom, 2,065 sqft

Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

This popular home features 2045 sq ft of living space on the main, upper, and stunning 3rd story loft! This added feature gives you incredible views of downtown and your very own outdoor terrace. Wedged between 2 parks, this designer quick possession not only has the perfect location, but a warm and inviting color palette with universal appeal! As you enter the front door you will be wowed with the oversized windows and electric fireplace in the great room. This open concept home has a central kitchen with the unique addition of the kitchen backsplash window, upgraded appliances including gas range, built in microwave and additional cabinets in the butler's pantry. Adjacent to the dining room you will find a big and bright patio door that leads you to your backyard oasis. Upstairs you will find 3 bedrooms, 2 bathrooms and a laundry room. The primary bedroom gives you wonderful views to the North with a large ensuite complete with upgraded separate tub/shower and dual sinks. Photos are representative.

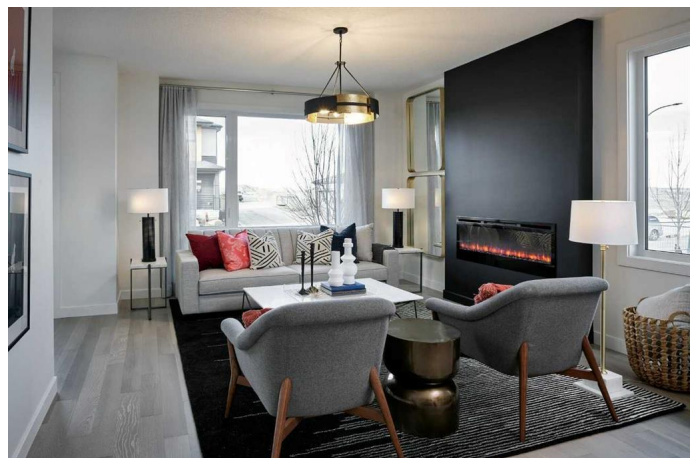
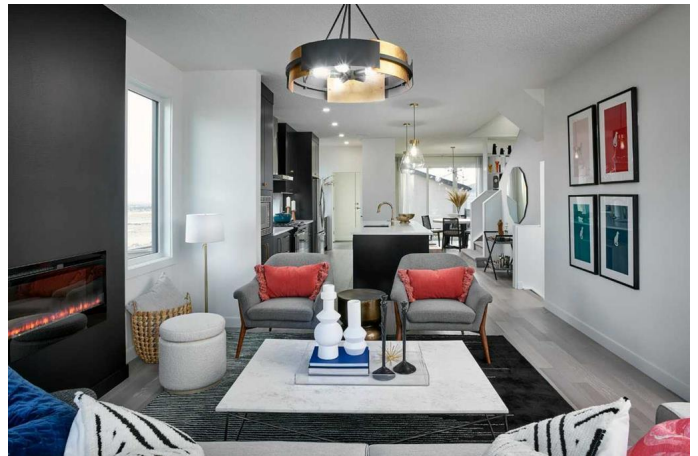
Built in 2023

Essential Information

MLS® # A2088022

Price \$749,900

Sold Price \$725,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,065
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	197 Treeline Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L 1W0

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters
Appliances	Dryer, Microwave, Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Zero Lot Line

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	November 21st, 2023
Days on Market	34
Zoning	TBD
HOA Fees	0.00

Listing Details

Listing Office	Bode Platform Inc.
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