

# \$819,000 - 141 Treeline Avenue Sw, Calgary

MLS® #A2105632

**\$819,000**

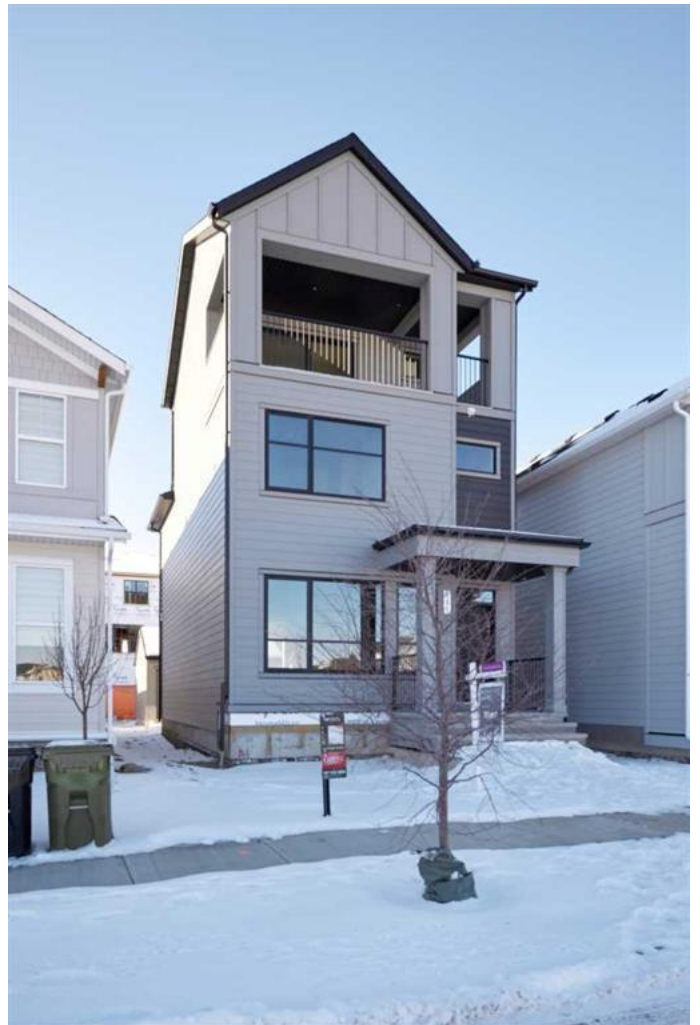
3 Bedroom, 3.00 Bathroom, 2,022 sqft

Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

**\*\*Must visit location in SW YYC, Alpine Park!\*\***

Welcome to 141 Treeline Ave SW, the APEX at 2,022 sq ft is a brand-new move-in ready home, featuring a stunning 3-storey laned design, with a double detached garage. The exterior features modern FARMHOUSE architecture with Hardie board siding fronting Picnic Grove Park. The interior palette showcases high quality finishings throughout, including 3rd story vaulted bonus room with covered deck, LVP flooring throughout main floor and third floor, quartz countertops in the kitchen and bathrooms. The custom kitchen features Oak cabinetry in Cortado with soft close doors and drawers, Whirlpool stainless steel appliances including a built-in hood fan, granite sink, and matte black hardware. Located off the kitchen is a large exposed aggregate patio leading to the DOUBLE GARAGE. The upper floor features the primary suite, 2 secondary bedrooms and bathroom, upper floor laundry and stairs connecting to the THIRD FLOOR BONUS ROOM, bathroom and large covered deck overlooking Picnic Grove Park. The front yard is fully landscaped including irrigation. This home comes with a new home warranty from Cardel Homes and Alberta New Home Warranty. Welcome home to Alpine Park, an ambitious next generation community in Calgary's new west, founded on new urbanist principals featuring some of Calgary's most imaginative and spectacular parks, you will find in a new community.



Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2105632    |
| Price          | \$819,000   |
| Sold Price     | \$810,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,022       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Sold        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 141 Treeline Avenue Sw |
| Subdivision | Alpine Park            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 0S2                |

Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Rear |

Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Entrance           |
| Lot Description   | Rectangular Lot            |
| Roof              | Asphalt Shingle            |
| Construction      | Composite Siding, Wood Fra |
| Foundation        | Poured Concrete            |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2024 |
| Date Sold      | April 26th, 2024   |
| Days on Market | 81                 |
| Zoning         | R-G                |
| HOA Fees       | 0.00               |

Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|



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