

# \$699,800 - 86 Treeline Avenue, Calgary

MLS® #A2113071

**\$699,800**

3 Bedroom, 3.00 Bathroom, 1,885 sqft

Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Welcome to your dream home in the vibrant Alpine Park community of Calgary! This brand-new, never-lived-in gem awaits its first owner with open arms and \$18K in upgrades. Step onto the inviting front porch and be greeted by abundant natural light streaming through big windows, illuminating the spacious living areas. Prepare to be wowed by the upgraded Kitchen Aid appliances, including a gas stove and built-in microwave and oven, perfect for culinary enthusiasts and everyday cooking alike. Need to catch up on work? No problem! The main floor office area offers a quiet space for productivity. Convenience is key with a main floor half bathroom and a separate back entrance to the double garage for easy access. Retreat upstairs to discover a bonus room, ideal for relaxation or entertainment. The luxurious master suite boasts a 5-piece ensuite for pampering, while the upstairs laundry adds practicality to your daily routine. Don't miss out on this opportunity to make this stunning BRAND NEW property your own schedule a viewing today and start envisioning your future in this beautiful home!



Built in 2023

## Essential Information

MLS® # A2113071

Price \$699,800

Sold Price \$691,000

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,885       |
| Acres          | 0.06        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 86 Treeline Avenue |
| Subdivision | Alpine Park        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T0L 1W0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer                                                 |
| Heating           | High Efficiency                                                                                                                                       |
| Cooling           | None                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Front Yard |

|              |                      |
|--------------|----------------------|
| Roof         | Asphalt Shingle      |
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2024 |
| Date Sold      | April 8th, 2024 |
| Days on Market | 31              |
| Zoning         | DC              |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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