

# \$610,000 - 270 Alpine Boulevard Sw, Calgary

MLS® #A2113365

## \$610,000

3 Bedroom, 3.00 Bathroom, 1,759 sqft  
Residential on 0.04 Acres

Alpine Park, Calgary, Alberta

Welcome to the Lennox Townhome by Genesis Builders, where modern elegance meets comfort. This 3-bedroom, 2.5-bathroom residence features an open-concept layout, perfect for entertaining or relaxing with family. The central kitchen boasts a spacious island with quartz countertops, while the living room offers a cozy ambiance with its electric fireplace. Natural light fills the space, enhancing its airy atmosphere. Upstairs, the primary bedroom awaits with an ensuite bathroom featuring a double vanity and walk-in closet. A central bonus room provides flexibility for various needs, from a home office to a media room. With a single attached garage for convenience, the Lennox Townhome offers contemporary living at its finest, making it a place you'll be proud to call home. \*Photos are representative\*



Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2113365  |
| Price          | \$610,000 |
| Sold Price     | \$610,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,759     |

|            |               |
|------------|---------------|
| Acres      | 0.04          |
| Year Built | 2024          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Sold          |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 270 Alpine Boulevard Sw |
| Subdivision | Alpine Park             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 0V1                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

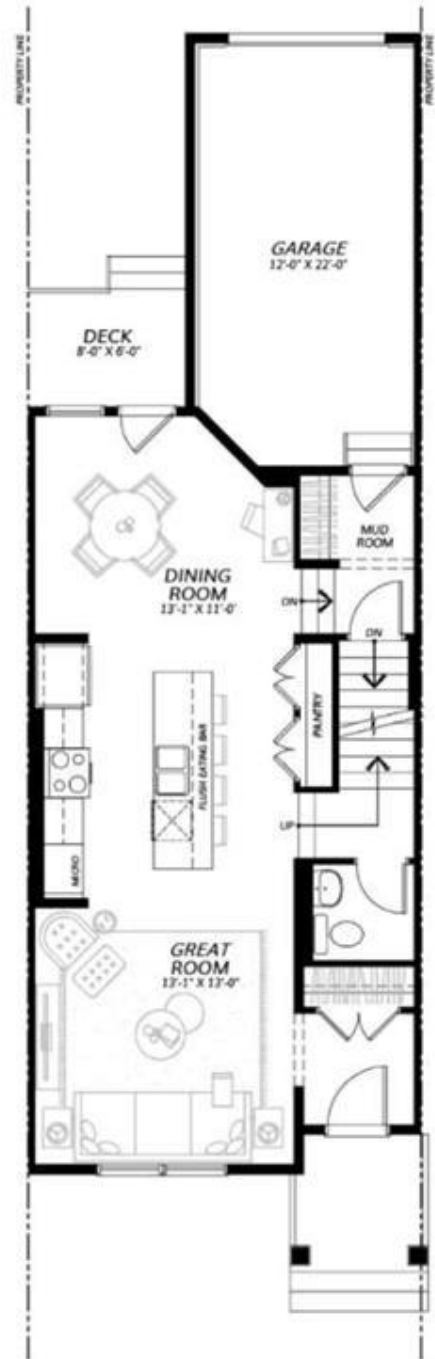
**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Islar<br>Open Floorplan, Pantry, Ston |
| Appliances        | Dishwasher, Dryer, Microwav                                  |
| 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           |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

**Additional Information**



|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2024 |
| Date Sold      | June 15th, 2024 |
| Days on Market | 99              |
| Zoning         | TBD             |
| HOA Fees       | 330.00          |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|



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