\$839,000 - 1094 Alpine Avenue Sw, Calgary

MLS® #A2146263

\$839,000

4 Bedroom, 4.00 Bathroom, 1,727 sqft Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

WELCOME TO THIS BEAUTIFUL, BRAND NEW 4-bedroom, 2-storey home with over 2400 square feet of developed living space nestled in the new vibrant community of VERMILION HILL. This exceptional property boasts a 1 bedroom LEGAL BASEMENT SUITE with a SEPARATE SIDE ENTRANCE and a DOUBLE DETACHED GARAGE (currently under construction).

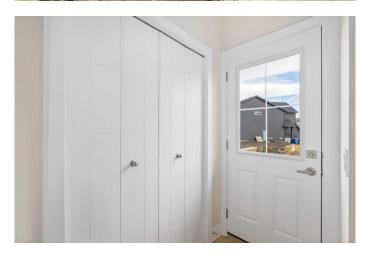
Step inside and discover the abundance of LIBGRADES that adorp this residence. The

Step inside and discover the abundance of UPGRADES that adorn this residence. The OPEN CONCEPT main floor beckons with its HIGH CEILINGS, inviting a spacious and radiant living room seamlessly connected to the kitchen. The kitchen is a chef's delight, featuring STAINLESS STEEL APPLIANCES, a BUILT-IN MICROWAVE, QUARTZ COUNTERS, a practical kitchen island, and a GENOUROUS SIZED PANTRY.

Ascend to the upper level to find a COZY FAMILY ROOM perfect for relaxation, a generous primary bedroom equipped with a walk-in closet and a luxurious 4-piece ensuite bathroom. Completing the upper floor are two good sized bedrooms and convenient laundry. The FULLY DEVELOPED BASEMENT has a LEGAL SUITE with its own SIDE ENTRANCE. This 1 bedroom suite comes fully equipped with stainless steel appliances, a stylish 3-piece bathroom boasting a large vanity and a WALK-IN TILED SHOWER. Throughout the home, luxury vinyl plank flooring provides durability, reflecting the thoughtful design choices made in this home.







DON'T MISS THE OPPORTUNITY to make this property your new home with the added benefit of an INVESTMENT OPPORTUNITY. Seize the chance to embrace a lifestyle of comfort, convenience, and modern elegance in the new community of Vermilion Hill. Schedule your viewing today and let this gem of a home captivate your heart! #DreamHome #InvestmentOpportunity #LuxuryLiving

Built in 2023

Essential Information

MLS® # A2146263
Price \$839,000
Sold Price \$800,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,727 Acres 0.06 Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey

Status Sold

Community Information

Address 1094 Alpine Avenue Sw

Subdivision Alpine Park

City Calgary
County Calgary
Province Alberta
Postal Code T2Y0T2

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz

Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Microwave, Range Hood,

Refrigerator, Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features Other

Lot Description Back Lane, Level, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2024

Date Sold July 19th, 2024

Days on Market 16

Zoning R-G

HOA Fees 250.00 HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.