

\$582,900 - 73, 437 Alpine Avenue Sw, Calgary

MLS® #A2174063

\$582,900

3 Bedroom, 3.00 Bathroom, 1,552 sqft

Residential on 0.02 Acres

Alpine Park, Calgary, Alberta

Welcome to Woodland at Alpine Park, where modern living meets natural serenity! This stunning three-storey Homes by Avi Magnolia model townhome offers a perfect blend of practicality and style, making it an excellent choice for first-time buyers, downsizers, and investors.

The home features a spacious main floor with an attached two-car garage, a welcoming main entrance, and a versatile flex room that can be anything from a cozy den to your ultimate home office.

The second floor is all about open space—an airy living room, dining area, and kitchen blend seamlessly, perfect for entertaining or relaxing. There's even a handy computer nook for when you need to get some work done! A 2-piece bath and a rear balcony off the back entry complete this floor, giving you a spot to sip your morning coffee or enjoy evening sunsets.

On the third floor, you'll find three bedrooms - a 3-piece main bath, plus a laundry room for added convenience. The master suite is a private retreat, featuring a 3-piece ensuite and a walk-in closet that you'll love.

Woodland at Alpine Park is perfectly situated—just steps from the beautiful Central Park and a future school site, plus a short stroll to local shops and caf  s. Fish Creek Park is only a 5-minute drive away for weekend adventures. With quick access to Stoney/Tsuut  na Trail and Highway 22X,



getting downtown (20 minutes) or escaping to the mountains (30 minutes) has never been easier. Costco and all the new amenities at Taza are mere minutes away. Living in Alpine Park’s dark sky community brings a touch of wilderness right to your doorstep. It’s not just a home, it’s a lifestyle waiting for you!

Built in 2025

Essential Information

MLS® #	A2174063
Price	\$582,900
Sold Price	\$573,337
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,552
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	73, 437 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L 1W0

Amenities

Amenities	Playground, Picnic Area, Party Room, Racquet Courts, Recreation Facilities
Parking Spaces	2

Parking	Double Garage Attached, Garage Door Opener, Insulated
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Interior

Interior Features	Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Central, High Efficiency, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Humidity Control
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Mixed, Stucco, Wood Frame, Composite Siding
Foundation	Slab

Additional Information

Date Listed	October 22nd, 2024
Date Sold	November 14th, 2024
Days on Market	21
Zoning	M-2
HOA Fees	330.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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