

**801, 437 Alpine Avenue SW**  
**Calgary, Alberta**

**MLS # A2313957**



**\$528,800**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 257
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*Eligible First-Time Home Buyers may qualify for NO GST on this home &mdash; a potential savings of \$20,586.25! Take advantage of the Government of Canada's new GST relief program designed to help buyers enter the market sooner. Eligibility criteria apply. For more details, visit a Homes by Avi show home or discuss with your friendly REALTOR®. \*\* Welcome to Woodland at Alpine Park &mdash; a stylish three-storey townhome offering modern design, functional living, and an unbeatable southwest Calgary location. This thoughtfully designed Auburn 1 floor plan features over 1,500 sq. ft. above grade with 3 bedrooms, 2.5 bathrooms, a tandem double attached garage, and an oversized balcony perfect for outdoor living. The ground floor offers direct access to the insulated garage along with a spacious front entry. The main living level is bright and open-concept, designed for both everyday living and entertaining. The contemporary kitchen showcases quartz countertops, a large central island, pantry storage, and a spacious dining area that flows seamlessly into the living room. Step outside onto the expansive balcony &mdash; the perfect space for morning coffee, summer BBQs, or relaxing evenings outdoors. Upstairs, the primary retreat features a walk-in closet and private ensuite, while two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the upper level. Located just minutes from Stoney Trail, Tsut's amenities, Shawnessy Shopping Centre, restaurants, fitness facilities, and everyday conveniences, Alpine Park offers the perfect balance of urban convenience and quick mountain access. Immediate possession available. Please note: photos shown are from a completed showhome of the same model and may not reflect the exact finishes or selections of the finished home.