

# \$549,900 - 66, 437 Alpine Avenue Sw, Calgary

MLS® #A2178135

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,485 sqft  
Residential on 0.02 Acres

Alpine Park, Calgary, Alberta

GORGEOUS VIEWS FROM THE NEW COMMUNITY OF ALPINE PARK!! Welcome to the Auburn 2 end-unit townhome in Woodland at Alpine Park, where modern design meets everyday functionality and where owners will find plenty to love. This brand-new, 1,485 sq ft home is packed with smart features, stylish finishes, and a layout that just makes sense. Plus, for a limited time, Homes by Avi is covering your condo fees for the first yearâ€™ because who doesnâ€™t love a little extra cash in their pocket?

Your new home starts with a ground-floor entrance, offering privacy and curb appeal thatâ€™s rare in townhome living. This level also features a tandem double garage, providing plenty of space for two vehicles or that extra storage youâ€™ve been dreaming about.

Head upstairs, and youâ€™re welcomed into a bright, open-concept main living area. The kitchen is the showstopper, complete with a large island with a breakfast bar, sleek quartz countertops, and convenient pantryâ€™ perfect for storing all your culinary essentials or a bulk-sized snack collection. The dining area is perfectly positioned for hosting, and the living room is spacious, comfortable, and filled with natural light. Need a little fresh air? Step out onto your private balcony just off the kitchenâ€™ ideal for morning coffee, evening wine, or testing out your green thumb with a few potted plants. A convenient two-piece bath rounds out this level.



Up on the third floor, the primary suite is your personal escape, featuring a walk-in closet and a private three-piece ensuite with a modern shower and stylish finishes. Two additional bedrooms, each with their own walk-in closets, offer plenty of space for guests, a home office, or a hobby room. The main three-piece bath is thoughtfully designed with sleek fixtures, and a dedicated laundry space on this level means no hauling baskets up and down stairs.

Living in Woodland at Alpine Park means you're part of a vibrant, master-planned community where green spaces, playgrounds, and walking trails come together to create a lifestyle that's as active as you want it to be. With easy access to local shopping, dining, and top-rated schools, everything you need is right at your fingertips. And when the mountains call, the Rockies and Kananaskis Country are just a short drive away.

Whether you're looking for your first move up property or a stylish, low-maintenance home to downsize to, the Auburn 2 is ready to deliver. Get in touch today to learn more!

Completed showhomes coming in May!

PLEASE NOTE: Photos are virtual renderings  
"fit and finish may differ on completed spec.  
Interior finishing options and floorplans shown in photos.

Built in 2025

### Essential Information

MLS® #	A2178135
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.02

Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	66, 437 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L 1W0

### **Amenities**

Amenities	Picnic Area, Playground, Party Room, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated, Tandem
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	5
Zoning	M-2
HOA Fees	330
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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