

\$569,900 - 446 Alpine Avenue Sw, Calgary

MLS® #A2204451

\$569,900

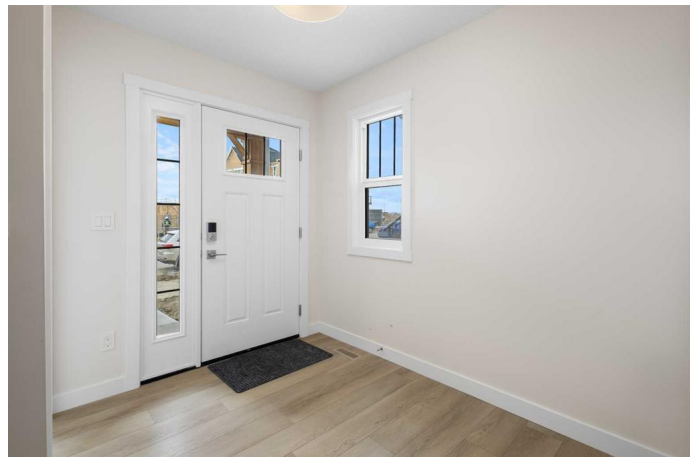
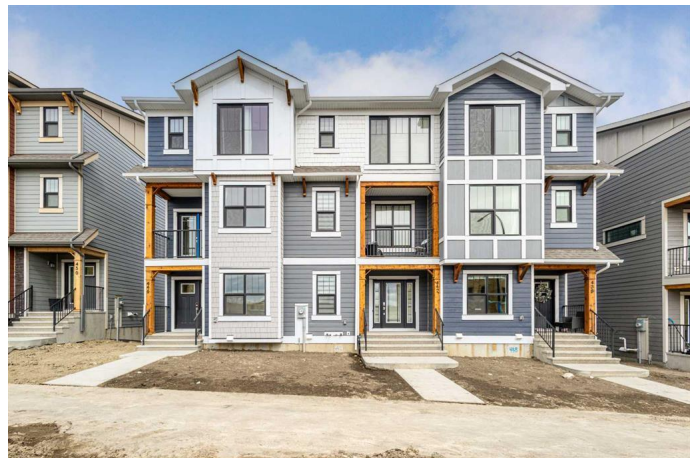
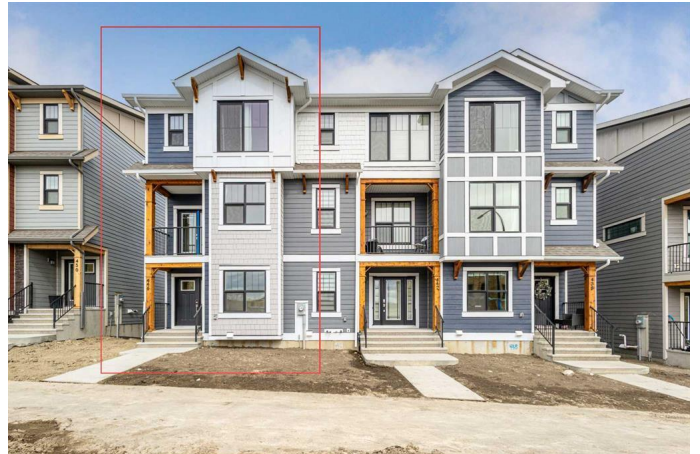
3 Bedroom, 3.00 Bathroom, 1,723 sqft
Residential on 0.03 Acres

Alpine Park, Calgary, Alberta

Welcome to this stunning 3-storey end-unit townhouse, nestled on a quiet street in the prestigious SW community of Alpine Park. Offering over 1,700 sq. ft. of thoughtfully designed living space, this home is perfect for families and professionals alike. The ground level welcomes you with a spacious foyer and a dedicated home office, ideal for remote work or study. Upstairs, the open-concept main floor is designed for modern living, featuring a bright and airy living room, a generous dining area, and a chef-inspired kitchen with sleek light wood cabinetry, quartz countertops, stainless steel appliances, and a large island—perfect for entertaining. Step out onto the private balcony to enjoy a morning coffee, fire up the BBQ, or unwind on warm evenings. A versatile bonus room completes this level, offering additional space for a play area or media room. The top floor is all about comfort, featuring three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a stylish 4-piece ensuite. A second full bathroom and a convenient upper-level laundry complete this floor. This home also boasts a double attached garage and offers easy access to Stoney Trail, making commuting a breeze. Don't miss out on this exceptional opportunity to own in Alpine Park—schedule your private viewing today!

Built in 2024

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2204451 |
| Price | \$569,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,723 |
| Acres | 0.03 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 446 Alpine Avenue Sw |
| Subdivision | Alpine Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 0V1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, Partial |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 15 |
| Zoning | DC |
| HOA Fees | 330 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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