

# \$549,900 - 446 Alpine Avenue Sw, Calgary

MLS® #A2228893

**\$549,900**

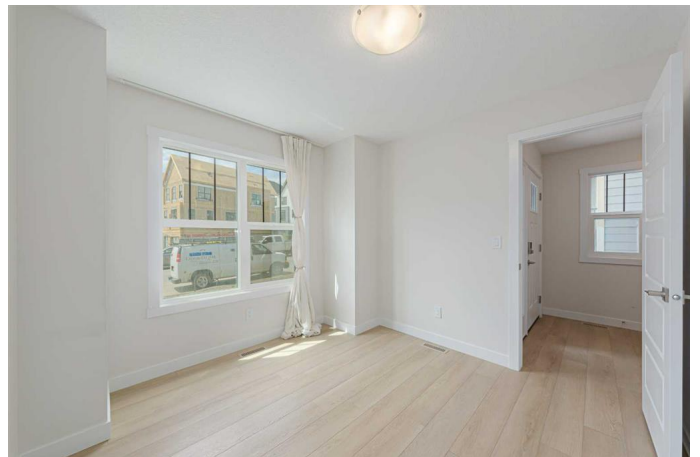
3 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0.03 Acres

Alpine Park, Calgary, Alberta

Welcome to this stunning, like-new 3-storey end-unit townhouse located on a quiet street in the prestigious SW community of Alpine Park. Completed in November 2024 and barely lived in, this immaculate home offers 1,720 sq ft of bright, functional living space with no monthly condo fees ever. The ground floor features a spacious foyer and a versatile den, ideal for a home office. Upstairs, the open-concept main level is perfect for modern living, boasting a sun-filled living room, a generous dining area, and a chef-inspired kitchen with upgraded light wood cabinetry, quartz countertops, stainless steel appliances, and a large island for entertaining. A bonus room adds flexibility for a media area or play space, while a private balcony provides the perfect spot to relax and take in breathtaking views of the Rocky Mountains and downtown Calgary. The top floor includes three spacious bedrooms, highlighted by a luxurious primary suite with a walk-in closet and a 4-piece ensuite, plus a second full bath and upper-level laundry. With south-north exposure, custom staircase railings, a double attached garage, and worry-free living backed by a 1-year builder warranty and a 10-year structural warranty, this home offers comfort, style, and peace of mind in one of Calgary's most sought-after new communities.

Built in 2024



## Essential Information

MLS® #	A2228893
Price	\$549,900
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	Partial, Unfinished

## Exterior

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

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	12
Zoning	DC
HOA Fees	330
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	2% 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.