

# \$657,800 - 1248 Alpine Avenue Sw, Calgary

MLS® #A2243170

## \$657,800

3 Bedroom, 3.00 Bathroom, 1,553 sqft  
Residential on 0.07 Acres

Alpine Park, Calgary, Alberta



Welcome to the Newport II in beautiful Vermilion Hill, built by Broadview Homesâ€”a trusted name in quality and craftsmanship. This 1491 sqft home is thoughtfully designed with an open-concept layout, perfect for modern living. Enjoy a spacious corner kitchen with stainless steel appliances, ideal for cooking and entertaining, and relax in the bright living area featuring an elegant electric fireplace. Upstairs, youâ€™ll find large bedrooms, including a primary bedroom with an upgraded ensuite bath and the convenience of upper floor laundry. The Hardie board exterior adds lasting durability and curb appeal, while the rear detached double garage offers excellent storage and parking. With basement plumbing rough-ins, and seperate entrance, thereâ€™s room to grow and personalize. Located in the scenic community of Vermilion Hill, close to future schools, parks, and amenities. Photos are representative.

Built in 2025

### Essential Information

MLS® #	A2243170
Price	\$657,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,553
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1248 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0N5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 29th, 2025  
Days on Market        2  
Zoning                    R-G  
HOA Fees                262  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Bode Platform Inc.

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