

# \$595,000 - 854 Alpine Avenue Sw, Calgary

MLS® #A2199431

**\$595,000**

3 Bedroom, 3.00 Bathroom, 1,741 sqft

Residential on 0.03 Acres

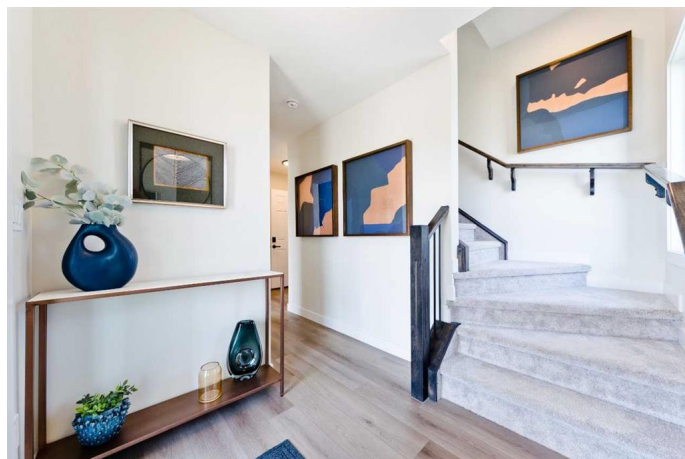
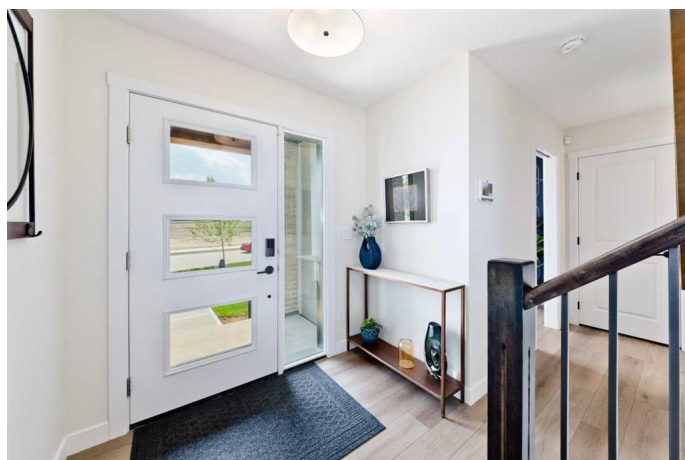
Alpine Park, Calgary, Alberta

Discover the Alicia by Genesis Builder Group, a stunning three-story corner townhome that seamlessly blends style and functionality. This spacious home features 3 bedrooms, 2.5 bathrooms, and a versatile home office, perfect for modern living. The open-concept kitchen boasts an island and a convenient gas line behind the range, while the upper floor hosts a laundry room and a primary bedroom with an ensuite that includes dual sinks. Enjoy outdoor living with a BBQ gas line on the balcony, and park with ease in the double car garage. This prime South-facing unit overlooks a future school and comes with no condo fees, a Smart Home Package, solar rough-in, and an electric vehicle charger—designed for today's eco-conscious homeowner. Photos are representative.

Built in 2025

## Essential Information

MLS® #	A2199431
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,741
Acres	0.03
Year Built	2025



Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	854 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0T1

### Amenities

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

### Interior

Interior Features	Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 5th, 2025
Days on Market	133
Zoning	DC
HOA Fees	330

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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.