

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

MLS® #A2199431

**\$595,000**

3 Bedroom, 3.00 Bathroom, 1,741 sqft  
Residential on 0.03 Acres

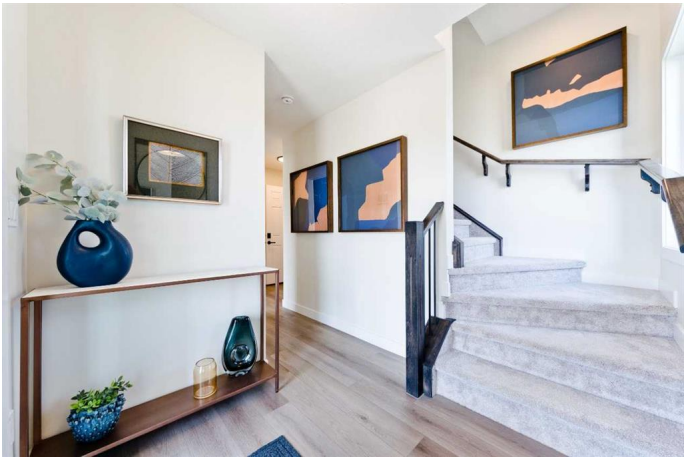
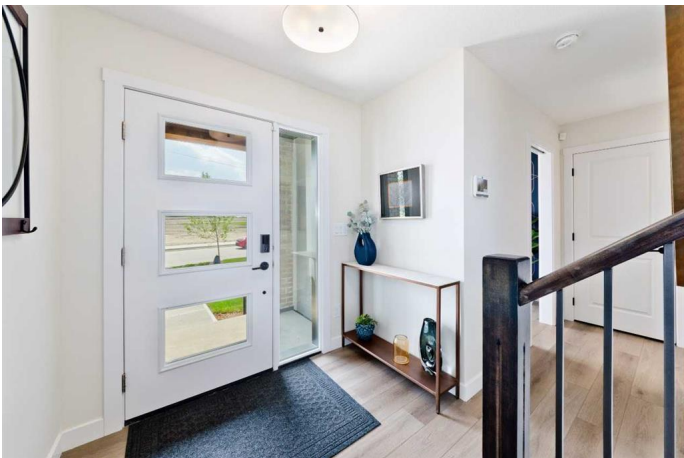
Alpine Park, Calgary, Alberta

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 173             |
| Zoning         | DC              |
| HOA Fees       | 330             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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