

# \$647,800 - 1248 Alpine Avenue Sw, Calgary

MLS® #A2243170

## \$647,800

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 Homes—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 rear-corner kitchen with stainless steel appliances, ideal for cooking and entertaining, and relax in the bright living area featuring an elegant electric fireplace. Upstairs, you’ll find large bedrooms, including a primary suite with an upgraded ensuite bath shower 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 separate entrance, there’s room to grow and personalize. Located in the scenic community of Vermilion Hill, close to future schools, parks, and amenities—this is a beautifully finished home built by one of Calgary’s most respected builders.



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2243170  |
| Price      | \$647,800 |
| 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 | 86              |
| Zoning         | R-G             |
| HOA Fees       | 262             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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