

1111, 15126 37 Street SW  
Calgary, Alberta

MLS # A2255780



# \$297,000

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 239
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Stone Counters		

**Inclusions:** N/A

INTRODUCING ALPINE PARK PLACE, IN BEAUTIFUL SOUTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE Customer Insight BUILDER OF CHOICE AWARD, 6 YEARS RUNNING! BRAND NEW "A" unit with high-spec features. You will feel right at home in this well thought-out, 514. RMS sq.ft. (565 sq.ft. builder size). 1 bed, 1 bath home with open plan, 9' ceilings, LVP flooring throughout common areas, carpets in the bedrooms and closets, Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV), and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious living area, perfect for entertaining. The spacious bedroom has a large bright window (triple pane windows) and sizeable closet. Right beside your bedroom is a 4pc bath with quartz counters, and undermount sink. Nearby is the spacious laundry/storage room, this is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled surface parking stall included (storage lockers available for purchase). A once in a lifetime community in Southwest Calgary. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY, PURCHASER CAN STILL MAKE SELECTIONS, and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE IS JUNE 2026-DEC 2026. VISIT THE SHOW SUITE TODAY FOR MORE INFO & FALL PROMOTION!