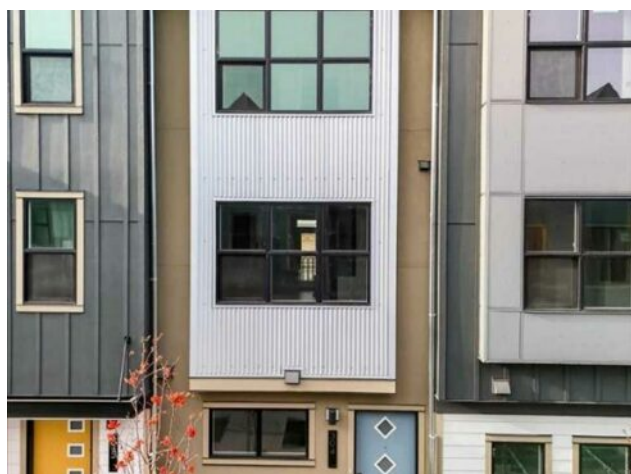


304, 437 Alpine Avenue SW
Calgary, Alberta

MLS # A2270576



\$474,900

Division:	Alpine Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,449 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Few Trees, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 257
Basement:	None	LLD:	-
Exterior:	Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: SUNDAY NOVEMBER 23rd from 11AM-1PM • ALPINE PARK HAS BEEN TURNING HEADS SINCE DAY ONE — a walkable west-side community built around bold architecture, gathering spaces, and an everyday rhythm that feels fresh, modern, and connected. This THREE-STOREY TOWNHOME fits right in. BARELY LIVED IN AND STILL FEELING BRAND NEW, it pairs a smart layout with bright exposures and that rare, easy, lock-and-leave lifestyle that works for both homeowners and investors. Think of it as the “skip-the-build-time, keep-the-warranty” option in a fast-growing neighbourhood. The main floor opens with a generous foyer and a surprisingly SPACIOUS DEN that’s bright enough to actually work in — no cave vibes here. It’s currently styled as a guest room, but the proportions make it a great office, studio, or play space, especially with the LARGE STORAGE ROOM around the corner and direct access to your SINGLE ATTACHED GARAGE. There’s even extra utility storage tucked away — the kind you forget about until you’re glad it’s there. Up one level, the kitchen, dining, and living spaces run together in one long, uninterrupted flow — the kind of layout that makes weeknight life feel easy and weekend hosting feel intentional. White cabinetry and charcoal quartz keep things clean and modern, while wood-tone LVP adds warmth. THE PENINSULA DOUBLES AS A BREAKFAST BAR, which means coffee, laptops, kid snacks, and last-minute dinner prep all have a place to land. And the FULL-WIDTH BALCONY stretches the living space outward. With its northwest outlook, it’s a built-in golden hour machine — perfect for grilling, unwinding, or pretending you’re just going to step outside for one minute; and

staying there for twenty. The top floor keeps things simple and functional: TWO BRIGHT BEDROOMS, EACH WITH ITS OWN FULL BATHROOM AND A FULL-WIDTH DOUBLE-DOOR CLOSET. One ensuite has a tile-and-glass shower; the other brings a tub/shower combo — ideal for guests, roommates, kids, or future resale flexibility. Laundry is exactly where you want it: upstairs. And because the home has only been lived in briefly, EVERYTHING from the appliances to the flooring to the mechanical systems feels FRESH AND NEW, with the BALANCE OF THE BUILDER WARRANTY TRANSFERRING TO THE NEW OWNER (ask for details). If you're looking for a LOW-MAINTENANCE home in a vibrant, design-forward community — whether to live in or add to a portfolio — this one delivers a clean slate, a smart layout, and a location with long-term momentum. Book your showing and experience Alpine Park's energy for yourself.