

314 Alpine Boulevard  
Calgary, Alberta

MLS # A2270689



## \$514,075

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, stove, range hood, microwave, dishwasher

Welcome to this stunning no-condo-fee townhome, scheduled for completion in Summer 2026. The Paisley is thoughtfully designed, this home offers an attached double garage, three bedrooms, 2.5 bathrooms, and an unfinished basement perfect for future development. This property is ideal for those seeking low-maintenance and stylish living. Stepping inside, you are greeted by a chic, designer-inspired colour palette with crisp black-and-white accents. Gorgeous luxury vinyl plank flooring and soaring 9-foot ceilings enhance the bright, open concept living space. A sunlit front living room flows seamlessly into the dining area and contemporary kitchen, creating the ideal setting for both everyday living and effortless entertaining. The kitchen is a chef's delight, featuring sleek quartz countertops, a stainless steel appliance package, beautiful cabinetry in Chantelle lace, complemented by charcoal hardware and lighting, and a herringbone backsplash. A convenient powder room and additional storage complete the main floor. Upstairs, the spacious primary suite includes a generous walk-in closet and a spa-like ensuite equipped with dual sinks. With laundry located nearby, household chores are a breeze. Two additional bedrooms are great for kids and guests. Additionally, you and your guests will enjoy a rooftop patio, the perfect spot for morning coffee or evening relaxation. A full bathroom serves the secondary bedrooms, making the upper floor both functional and family-friendly. The unfinished basement offers 9-foot ceilings and is well laid out, ready for your future development ideas. Alpine Park is one of the city's newest and most carefully planned urban communities. Designed around tree-lined streets, walkable pathways, and vibrant gathering spaces, Alpine Park brings together the charm of classic neighbourhood living with modern conveniences. Area size

was calculated by applying the RMS to the blueprints provided by the builder. Taxes to be assessed. Kitchen photo is representative of builder finishings.