

**82 Alpine Common SW
Calgary, Alberta**

MLS # A2271716



\$799,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 82 Alpine Common SW, featuring the 2,115 sq ft Baker model by Calbridge Homes in the sought-after Alpine Park community. This thoughtfully designed home includes a main floor den—ideal for a home office or hobby room—and along with an open-concept layout anchored by an electric fireplace in the great room. The kitchen and dining areas provide an inviting space for everyday living and entertaining. Upstairs, three spacious bedrooms are complemented by a central bonus room, full bathroom, convenient laundry, and a private ensuite in the primary bedroom. A side entry and 9' foundation ceiling height offer flexibility for future basement development. With a double attached garage and high-quality finishes throughout, this home delivers modern comfort and functionality. Located in Alpine Park, one of Calgary's newest master-planned communities with parks, pathways, and easy access to major routes. Winter 2025 possession. Photos are representative.