

82 Alpine Common SW  
Calgary, Alberta

MLS # A2271716



**\$799,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,113 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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—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.