

**210 Alpine Avenue SW
Calgary, Alberta**

MLS # A2282028



\$549,900

Division:	Alpine Park		
Type:	Residential/Triplex		
Style:	3 (or more) Storey, Attached-Up/Down		
Size:	1,737 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Offered, is a former Genesis show home - The "Alicia" model. The home is situated on an oversized corner lot, one of the largest available for this style of property, allowing for additional windows, enhanced natural light, and a clear advantage over interior units. Professional landscaping has already been completed, including trees, shrubs, and underground sprinklers, providing a seamless and low-maintenance transition for the new owner. Inside, you'll appreciate the impressive modern layout and interior finishes/high-end features. Included, is a highly functional kitchen with a walk-in pantry including stainless steel appliances with the option for gas to both the kitchen and balcony, high end countertops, nine-foot ceilings, luxury vinyl plank flooring, and a conveniently located upper-floor laundry complete with washer and dryer. A unique and highly desirable feature of this home is the ground-level bedroom or flex space, making it ideal for a private home office, studio, or guest room—perfect for professionals seeking work-life balance without the daily commute. Additionally, the double attached rear garage features an upgraded carriage-style garage door and wall-mounted heaters, offering both comfort and added security. A comprehensive list of upgrades is available for review, please ask your agent to view it. Alpine Park is a community that deserves a top spot on your home search journey. Located just off Stoney Trail in the SW quadrant of Calgary and near the new Taza shopping Development, this area reflects the bold and thoughtful planning vision of the developer, Dream. Contact your agent to book a private showing and explore this exceptional opportunity. Some photos have been virtually staged.