870 Alpine Avenue SW
Calgary, Alberta

MLS # A2199466

$575,000

Division:	Alpine Park		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,644 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters

Inclusions: N/A

Discover the Theo by Genesis Builder Group, a stylish three-story townhome that perfectly blends modern living with convenience. This home offers 3 bedrooms, 2.5 baths, and a versatile home office, all thoughtfully designed across three levels. The spacious kitchen boasts a central island and a gas line behind the range, ideal for culinary enthusiasts, while the balcony is equipped with a BBQ gas line for effortless outdoor dining. A double car garage provides ample parking, and with no condo fees, this home is as practical as it is beautiful. Located in a prime south-facing spot overlooking a future school, the Theo also comes with a Smart Home Package, solar rough-in, and an electric vehicle charger, ensuring you're ready for the future. Photos are representative.