

# \$599,900 - 870 Alpine Avenue Sw, Calgary

MLS® #A2199466

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.02 Acres

Alpine Park, Calgary, Alberta

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.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2199466  |
| Price          | \$599,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,644     |
| Acres          | 0.02      |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 3 Storey      |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 870 Alpine Avenue Sw |
| Subdivision | Alpine Park          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y0T1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer                                                          |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Basement          | None                                                                                                               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Lot Description   | Level                                  |
| Roof              | Asphalt Shingle                        |
| Construction      | Cement Fiber Board, Stucco, Wood Frame |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 58              |
| Zoning         | DC              |
| HOA Fees       | 330             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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