

\$999,900 - 846 Alpine Drive Sw, Calgary

MLS® #A2216607

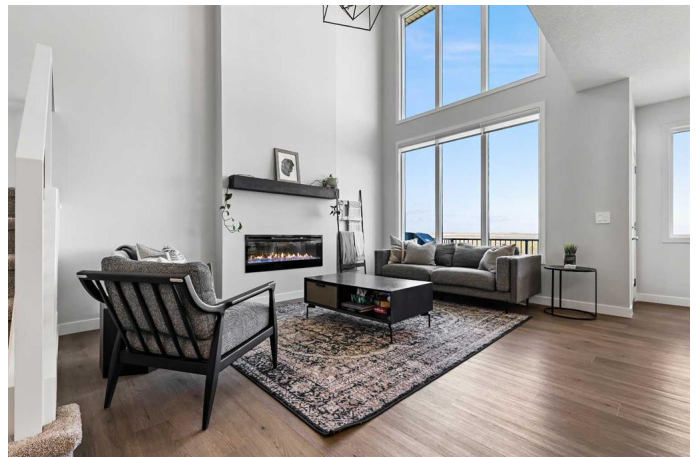
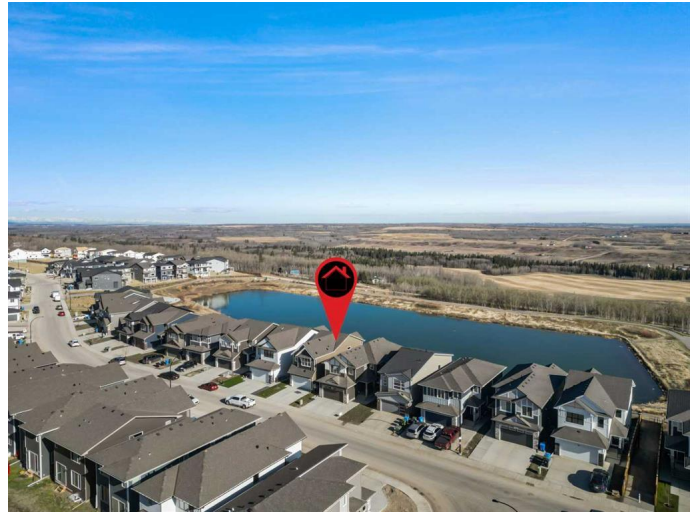
\$999,900

3 Bedroom, 4.00 Bathroom, 2,060 sqft
Residential on 0.09 Acres

Alpine Park, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 10TH
12:00PM - 3:00PM - GORGEOUS WALKOUT
LOT BACKING POND AND ENVIROMENTAL
RESERVE WITH VIEWS FOR MILES - THIS
ONE OF A KIND VIEW IS LIMITED TO THIS
AREA OF ALPINE - 2 STOREY OPEN TO
ABOVE LIVING ROOM PLUS LEGAL
WALKOUT BASEMENT SUITE, STEPS
FROM THE WALKING PATHS AND PARK!

Welcome to 846 Alpine Drive SW, a rare and remarkable opportunity in Calgary's thriving new urbanist community of Alpine Park. Built in 2023, this pristine two-storey home with a double attached garage and a fully finished legal walkout basement suite offers nearly 3,000 sq ft of artfully crafted living space. Whether you're planning for a multigenerational household, seeking a mortgage helper, or simply craving a home with flexibility for the future, this one delivers beautifully and effortlessly. The main residence spans over 2,000 sq ft across two levels, designed with intention and filled with light. At its heart is a stunning two-storey living room where oversized windows and soaring ceilings make every day feel open and inspired. The upper bonus room, perched above, creates an architectural moment while adding a flexible space for work or play. The kitchen is equal parts elegant and practical, with quartz countertops, soft-close cabinetry, a wine fridge, and upgraded designer lighting that elevates everyday meals into memorable gatherings. The walkthrough



pantry leads effortlessly to the smartly finished back entry - complete with built ins. Steps away is your main floor office or additional space for that home gym. From the dining area, step onto the raised rear deck and take in the unobstructed views of the pond and pathway system beyondâ€”a perfect spot for your morning coffee or weekend brunch in the sun.

Upstairs, the private primary bedroom includes a walk-in closet and a spacious 5-piece ensuite with a double vanity, soaker tub, and tiled shower. Two additional bedroomsâ€”each with walk-in closetsâ€”share a sleek main bath, while a full laundry room adds everyday convenience.

On the walkout level, discover a fully legal and professionally developed studio suiteâ€”bright, spacious, and thoughtfully finished. With its own entrance, full kitchen, dining nook, 3-piece bath, laundry/storage room, and open-plan living/sleeping area, itâ€™s a seamless space for aging parents, adult children, guests, or tenants to feel completely at home.

Additional highlights include a \$5,000 smart home security system, central air conditioning, a covered lower patio, upgraded appliances, and a partially fenced backyard with a gate that opens directly onto the walking trails and green space. With its elevated lot and serene natural backdrop, this home offers rare privacy, unmatched views, and everyday access to nature.

Set in the heart of Alpine Parkâ€”a community built around connection, walkability, and timeless architectural characterâ€”this is one you need to see in person.

Built in 2023

Essential Information

MLS® #

A2216607

| | |
|----------------|-------------|
| Price | \$999,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,060 |
| Acres | 0.09 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 846 Alpine Drive Sw |
| Subdivision | Alpine Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 0S4 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator |
| Heating | Forced Air, Humidity Control, Natural Gas |
| Cooling | Central Air, Full |
| Fireplace | Yes |

| | |
|-----------------|---|
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance |
| Lot Description | Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Rolling Slope, Views |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 10 |
| Zoning | R-G |
| HOA Fees | 250 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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