

**431 Alpine Avenue SW**  
**Calgary, Alberta**

**MLS # A2246433**



**\$499,900**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Alpine Park                                                              |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                                    |               |                  |
| <b>Style:</b>    | Townhouse                                                                |               |                  |
| <b>Size:</b>     | 1,293 sq.ft.                                                             | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated |               |                  |
| <b>Lot Size:</b> | 0.01 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Landscaped, Street Lighting, Treed                                       |               |                  |

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|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas     | <b>Water:</b>     |        |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                          | <b>Condo Fee:</b> | \$ 257 |
| <b>Basement:</b>   | None                                                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding, Metal Siding , Mixed, Stucco, Wood Siding                          | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data |                   |        |

**Inclusions:** N/A

THERE'S A REASON ALPINE PARK IS GETTING TALKED ABOUT—and it's not just the modern architecture or the new urban village vibe. It's the way this southwest Calgary neighbourhood brings together community, design, and walkability in a way that actually works. And if you've been waiting for the right foothold in this forward-thinking community, the Jasmine model at 431 Alpine Avenue SW might just be the one. This brand new, THREE-STOREY TOWNHOME from Homes by Avi delivers over 1,800 square feet of functional, design-forward living space with a layout that just makes sense. A DOUBLE ATTACHED TANDEM GARAGE and FULL-LENGTH SINGLE CAR DRIVEWAY provide parking for three—ideal for households with multiple drivers or guests who drop by for dinner. The main level entry is clean and simple, with garage access and room for coats and gear. One level up, the OPEN-CONCEPT KITCHEN, LIVING, AND DINING SPACE is anchored by an upgraded kitchen with QUARTZ COUNTERS, BLACK PLUMBING FIXTURES, a pantry, and a spacious BREAKFAST BAR that encourages late-night chats or early-morning espresso. A PRIVATE BALCONY STRETCHES MORE THAN 15 FEET wide—roomy enough to furnish like a second living space in summer. On the third level, thoughtful zoning keeps the two bedrooms separated for privacy. The master features a walk-in closet and a sleek 3-piece ensuite, while the second bedroom also includes a walk-in closet and easy access to a second full bathroom. A VERSATILE DEN offers room for your home office, Peloton, or nursery, and the LAUNDRY ROOM is right where it should be—upstairs. Finishes throughout feel intentional and elevated, including quartz counters, luxury vinyl plank flooring, and upgraded backsplash selections. The

exterior is wrapped in James Hardie siding for style and durability, and FOR A LIMITED TIME, YOU'LL BENEFIT FROM ONE FULL YEAR OF NO CONDO FEES. And LET'S TALK ABOUT ALPINE PARK itself. This isn't just another suburban pocket—it's a master-planned, people-first community DESIGNED FOR CONNECTION. Wide, tree-lined streets. Front porches that face GREEN BOULEVARDS instead of garages. A future Village Centre bringing shops, services, and energy to your doorstep. All set within easy reach of Calgary's urban core and the natural beauty of the nearby foothills. Whether you're searching for a smarter way to live, or a STRATEGIC INVESTMENT in one of Calgary's most design-savvy new neighbourhoods, this home delivers on both style and substance. POSSESSION IS AVAILABLE THIS FALL—and with Woodland's new SHOW HOMES are now open - its the perfect time to come see what all the quiet buzz is about. reach out for full details. • PLEASE NOTE: Photos are virtual renderings — fit and finish may differ on completed spec.