

**798 Alpine Avenue SW**  
**Calgary, Alberta**

**MLS # A2160056**



**\$575,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,646 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Stone Counters, Walk-In Closet(s)		

**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.