

\$599,900 - 242 Alpine Avenue Sw, Calgary

MLS® #A2269611

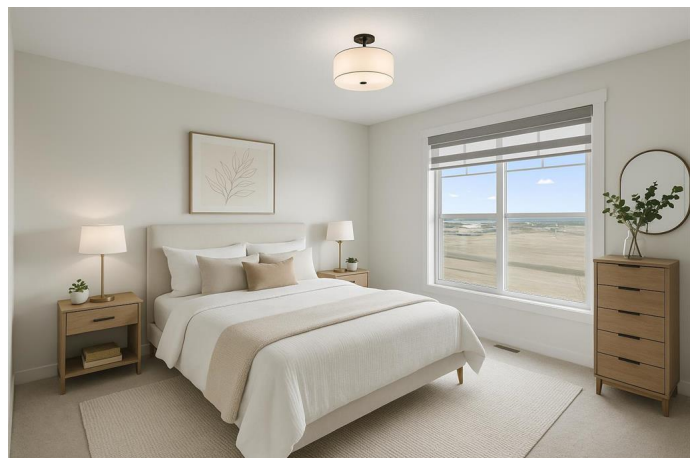
\$599,900

4 Bedroom, 3.00 Bathroom, 1,751 sqft

Residential on 0.03 Acres

Alpine Park, Calgary, Alberta

Welcome to Alpine Park, one of Calgary's most thoughtfully designed new communities where walkability, green spaces, and a strong sense of connection come together. This end-unit, 3-storey townhouse stands out with no condo fees, extra windows, and bright, thoughtfully planned living spaces. The main level features a versatile den/flex space, perfect for a home office, gym, or creative studio, along with access to the double attached garage. There is also a lower mechanical/storage basement ideal for seasonal items or organization. Up on the second level, you'll find the heart of the home. 9 ft ceilings, large south-facing windows, and luxury vinyl plank flooring create a warm and inviting atmosphere. The kitchen is beautifully appointed with stone countertops, stainless steel appliances, electric stove, built-in microwave, hood fan, and a deep pantry offering exceptional storage. The open-concept living and dining areas provide ample room for everyday living and entertaining. Just off the kitchen is an additional living area/flex room, perfect as a reading nook, kids' zone, second office, or lounge space, with access to a private balcony for morning coffee or quiet evenings. A convenient 2-piece powder room completes this floor. The top level is dedicated to rest and comfort with three well-sized bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. The two additional bedrooms share a full 4-piece



bathroom, and the laundry room is a full room, offering storage and functionality right where you need it. Outside your door, Alpine Park offers beautiful architecture, walkable pathways, future schools & village-style retail, and stunning green spaces. Plus, enjoy unbeatable convenience with quick access to Stoney Trail, making it easy to get anywhere in the city, just minutes to Costco, Fish Creek Park, and major shopping & dining destinations. This is modern living with space to grow, flexibility to live your way, and no condo fees, a rare combination in one of Calgary's fastest-growing communities.

Built in 2021

Essential Information

MLS® #	A2269611
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	242 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R8

Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	9
Zoning	DC
HOA Fees	361
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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