

# \$625,000 - 822 Alpine Avenue Sw, Calgary

MLS® #A2199446

## \$625,000

3 Bedroom, 3.00 Bathroom, 1,741 sqft  
Residential on 0.03 Acres

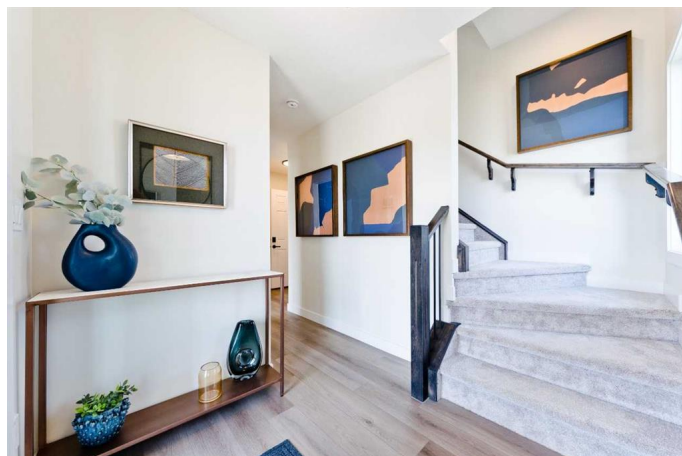
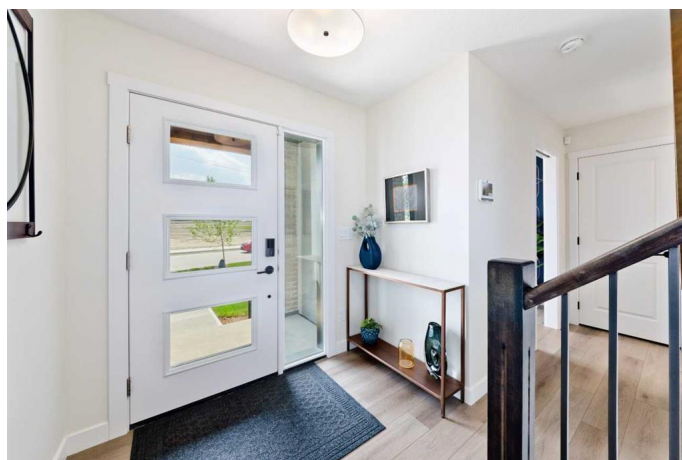
Alpine Park, Calgary, Alberta

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® #	A2199446
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,741
Acres	0.03
Year Built	2025



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

### **Community Information**

Address	822 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	27
Zoning	DC
HOA Fees	330

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Bode Platform Inc.

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