

# \$491,000 - 1213, 15126 37 Street Sw, Calgary

MLS® #A2255799

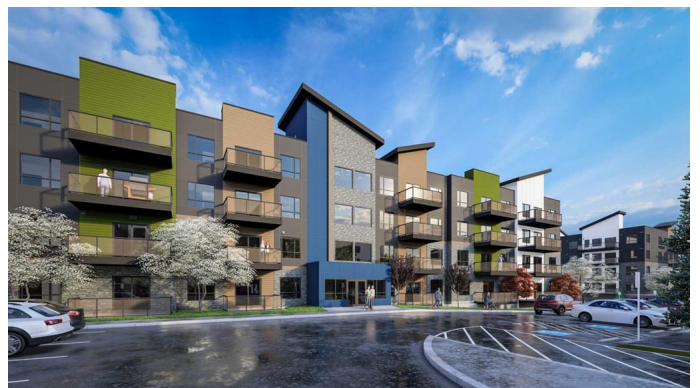
## \$491,000

3 Bedroom, 2.00 Bathroom, 1,178 sqft

Residential on 0.00 Acres

Alpine Park, Calgary, Alberta

INTRODUCING ALPINE PARK PLACE, IN BEAUTIFUL SOUTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "S1" unit with high-spec features. You will feel right at home in this well designed 1,177.61 RMS sq.ft (1,261 sq.ft. Builder size), 3 bed, 2 bath home with open plan, 9' ceilings, LVP flooring throughout common areas, carpets in the bedrooms and closets, Low E triple glazed windows, BBQ gas line on the balcony, Fresh Air System (ERV), and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows), huge walk-in closet and stunning 4 pc ensuite with dual sinks. The second and third bedrooms are located on the opposite side of the unit for privacy and nearby is a 4pc bath with quartz counters, and undermount sink. The spacious laundry/storage room is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included (storage lockers available for purchase). A once in a lifetime community in



Southwest Calgary. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY, PURCHASER CAN STILL MAKE SELECTIONS, and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE IS JUNE 2026-JUNE 2027. VISIT THE SHOW SUITE OR CALL TODAY FOR MORE INFO & FALL PROMOTION!

Built in 2026

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255799          |
| Price          | \$491,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,178             |
| Acres          | 0.00              |
| Year Built     | 2026              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1213, 15126 37 Street Sw |
| Subdivision | Alpine Park              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 0R7                  |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Guest, Parking Lot, Stall, Underground                             |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Stone Counters                                                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Electric                                                                                                     |
| Cooling           | None                                                                                                                    |
| # of Stories      | 4                                                                                                                       |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Courtyard, Other                                  |
| Roof              | Membrane                                          |
| Construction      | Brick, Composite Siding, Metal Siding, Wood Frame |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 30                   |
| Zoning         | DC                   |
| HOA Fees       | 330                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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