

\$549,900 - 204, 437 Alpine Avenue Sw, Calgary

MLS® #A2240595

\$549,900

3 Bedroom, 3.00 Bathroom, 1,552 sqft

Residential on 0.02 Acres

Alpine Park, Calgary, Alberta

TURNS OUT, THE PERFECT SATURDAY MORNING ISN'T A FANTASY — IT'S A FLOOR PLAN. The Magnolia in Woodland at Alpine Park takes the everyday and makes it feel like a lifestyle upgrade, wrapping style, space, and smart design into one rare three-storey, double-garage townhome.

It starts on the main floor, where a generous entryway actually lets you pause to take off your boots without creating a traffic jam. There's a FLEX ROOM for the things that don't fit neatly into life's categories — home office, yoga space, or that Peloton you swear you're getting back to — and direct access to your INSULATED DOUBLE GARAGE, which means no scraping frost at 7 a.m. in February.

Head upstairs and the home opens up. SUNLIGHT FLOODS THE LIVING ROOM, the dining space feels big enough for holiday dinners without being cavernous the rest of the year, and the kitchen — well, this one earns its own bragging rights. QUARTZ COUNTERS catch the light, the UPGRADED BACKSPLASH adds just enough drama, and the CHIMNEY HOOD FAN and black plumbing package pull it all together like a well-styled outfit. The KITCHEN ISLAND isn't just where you cook — it's where you have coffee with friends, help with homework, and sneak midnight snacks. A 17'-11" X



6â€™-8â€™ BALCONY extends the living space, giving you a place to breathe in fresh air or watch the neighbourhood settle into the evening.

On the top floor, the master is your retreat â€” walk-in closet, sleek 3-piece ensuite, and just enough separation from the two additional bedrooms to make mornings feel less chaotic. Another full bath, plus laundry exactly where you need it (upstairs, near the laundry), keeps everyday life running smoothly. Throughout, youâ€™ll find durable, beautiful finishes â€” from the quartz in every bathroom to the JAMES HARDIE SIDING outside â€” chosen to look good now and last for years.

And then thereâ€™s Alpine Park itself â€” not just a collection of streets, but a master-planned community with vision. Canopy-lined pathways, future parks, and a vibrant Village Centre will make â€œstaying close to homeâ€• your first choice. Its location, between established SW neighbourhoods and Calgaryâ€™s next growth corridor, means youâ€™re not just buying a home â€” youâ€™re buying into a community with LONG-TERM VALUE written all over it.

Possession is projected for November 2025, and for an extra welcome, HOMES BY AVI WILL COVER YOUR CONDO FEES FOR THE FIRST YEAR â€” leaving you free to spend on the fun parts of settling in.

THE WOODLAND SHOWHOMES OPEN SATURDAY, AUGUST 16th â€” come see for yourself why the Magnolia feels less like a floor plan and more like the life youâ€™ve been searching for. â€¢ PLEASE NOTE: Photos are virtual renderings â€” fit and finish may differ on completed spec.

Built in 2025

Essential Information

MLS® #	A2240595
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,552
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	204, 437 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L 1W0

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Humidity Control
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Mixed, Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	50
Zoning	M-2
HOA Fees	330
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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