

\$647,800 - 1248 Alpine Avenue Sw, Calgary

MLS® #A2243170

\$647,800

3 Bedroom, 3.00 Bathroom, 1,553 sqft
Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Welcome to the Newport II in beautiful Vermilion Hill, built by Broadview Homes—a trusted name in quality and craftsmanship. This 1491 sqft home is thoughtfully designed with an open-concept layout, perfect for modern living. Enjoy a spacious rear-corner kitchen with stainless steel appliances, ideal for cooking and entertaining, and relax in the bright living area featuring an elegant electric fireplace. Upstairs, you’ll find large bedrooms, including a primary suite with an upgraded ensuite bath shower and the convenience of upper floor laundry. The Hardie board exterior adds lasting durability and curb appeal, while the rear detached double garage offers excellent storage and parking. With basement plumbing rough-ins, and separate entrance, there’s room to grow and personalize. Located in the scenic community of Vermilion Hill, close to future schools, parks, and amenities—this is a beautifully finished home built by one of Calgary’s most respected builders.



Built in 2025

Essential Information

MLS® #	A2243170
Price	\$647,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,553
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1248 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0N5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Zero Lot Line
Roof	Asphalt Shingle

Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	79
Zoning	R-G
HOA Fees	262
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.