

\$689,500 - 1130 Alpine Avenue Sw, Calgary

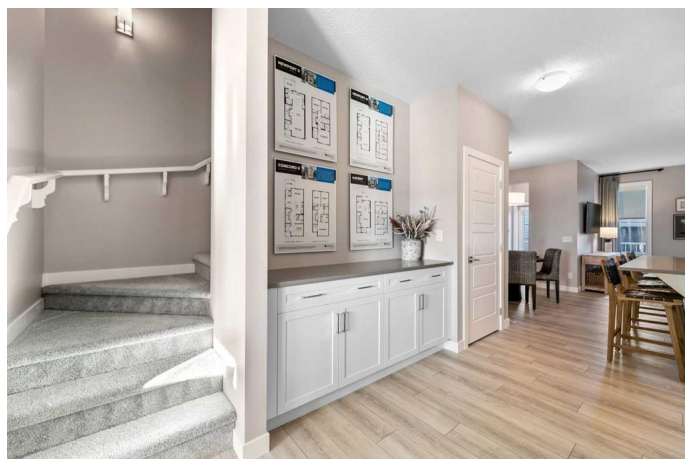
MLS® #A2249197

\$689,500

3 Bedroom, 3.00 Bathroom, 1,784 sqft
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

SHOWS 10/10 ! FORMER SHOWHOME with Perfect LOCATION! TONS OF UPGRADES - with DOUBLE DETACHED GARAGE and has A/C . Modern comfort / stylish functionality come together in this BRAND NEW, NEVER OCCUPIED HOME in the scenic and fast-growing community of Vermillion Hill. Welcome to 1130 Alpine Avenue SW—where every detail has been thoughtfully designed to elevate your lifestyle. Offering just under 1,800 sq ft of beautifully finished living space, this 3-bedroom, 2.5-bathroom home features a bright, open-concept layout that seamlessly connects the main living areas, creating an inviting space for both everyday living and entertaining. The main floor welcomes you with a sunlit great room, a spacious den perfect for home office or guest space, and a gourmet kitchen equipped with quartz countertops, stainless steel appliances, a large island with bar seating + full-height soft-close cabinetry. The adjacent dining area flows effortlessly to the rear deck—ideal for summer BBQs or relaxing in the fresh air. Luxury vinyl plank flooring, 9-foot ceilings, pot lighting, and a functional rear mudroom add to the home's thoughtful touches. Upstairs, you'll find a spacious primary suite with a generous walk-in closet and a private 4-piece ensuite featuring a single vanity, toilet, tub, and shower combination. Two additional bedrooms provide plenty of space for family or guests, and a versatile bonus room offers the perfect spot for a media area, lounge, or play



space. A full 4-piece bathroom serves the secondary bedrooms, while the dedicated laundry room on this level adds everyday convenience with its own window and ample space for storage and organization. The unfinished basement includes 9-foot ceilings and a SEPARATE SIDE ENTRANCE, offering endless potential for future development—whether media room, gym, or additional living space. The exterior is finished with durable Hardie Board siding, and the Double detached garage adds both functionality and curb appeal. Located just steps from the natural beauty of Fish Creek Park and close to Bragg Creek, Kananaskis, top-rated schools, Costco, and major routes like the West Calgary Ring Road, this home offers the perfect blend of tranquility and accessibility. Don't miss your opportunity to own this exceptional property in one of Calgary's most desirable new communities—schedule your private tour today and discover everything 1130 Alpine Avenue has to offer. BOOK YOUR SHOWING NOW!

Built in 2022

Essential Information

MLS® #	A2249197
Price	\$689,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 1130 Alpine Avenue Sw
Subdivision Alpine Park
City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0T2

Amenities

Amenities Park, Playground
Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating High Efficiency, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features Balcony, BBQ gas line
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Composite Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 15th, 2025

Days on Market	6
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.