

# \$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, Garage Control(s), Microwave, Range Hood, Refrigerator, Electric Range                        |
| Heating           | High Efficiency, Forced Air, Natural Gas, Central, ENERGY STAR Qualified Equipment, Humidity Control      |
| Cooling           | None                                                                                                      |
| # of Stories      | 3                                                                                                         |
| Basement          | None                                                                                                      |

**Exterior**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 10                |
| Zoning         | M-2               |
| HOA Fees       | 330               |
| HOA Fees Freq. | ANN               |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.