

# \$549,900 - 66, 437 Alpine Avenue Sw, Calgary

MLS® #A2178135

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,485 sqft  
Residential on 0.02 Acres

Alpine Park, Calgary, Alberta

GORGEOUS VIEWS FROM THE NEW COMMUNITY OF ALPINE PARK!! Welcome to the Auburn 2 end-unit townhome in Woodland at Alpine Park, where modern design meets everyday functionality and where owners will find plenty to love. This brand-new, 1,485 sq ft home is packed with smart features, stylish finishes, and a layout that just makes sense. Plus, for a limited time, Homes by Avi is covering your condo fees for the first yearâ€™ because who doesnâ€™t love a little extra cash in their pocket?

Your new home starts with a ground-floor entrance, offering privacy and curb appeal thatâ€™s rare in townhome living. This level also features a tandem double garage, providing plenty of space for two vehicles or that extra storage youâ€™ve been dreaming about.

Head upstairs, and youâ€™re welcomed into a bright, open-concept main living area. The kitchen is the showstopper, complete with a large island with a breakfast bar, sleek quartz countertops, and convenient pantryâ€™ perfect for storing all your culinary essentials or a bulk-sized snack collection. The dining area is perfectly positioned for hosting, and the living room is spacious, comfortable, and filled with natural light. Need a little fresh air? Step out onto your private balcony just off the kitchenâ€™ ideal for morning coffee, evening wine, or testing out your green thumb with a few potted plants. A convenient two-piece bath rounds out this level.



Up on the third floor, the primary suite is your personal escape, featuring a walk-in closet and a private three-piece ensuite with a modern shower and stylish finishes. Two additional bedrooms, each with their own walk-in closets, offer plenty of space for guests, a home office, or a hobby room. The main three-piece bath is thoughtfully designed with sleek fixtures, and a dedicated laundry space on this level means no hauling baskets up and down stairs.

Living in Woodland at Alpine Park means you're part of a vibrant, master-planned community where green spaces, playgrounds, and walking trails come together to create a lifestyle that's as active as you want it to be. With easy access to local shopping, dining, and top-rated schools, everything you need is right at your fingertips. And when the mountains call, the Rockies and Kananaskis Country are just a short drive away.

Whether you're looking for your first move up property or a stylish, low-maintenance home to downsize to, the Auburn 2 is ready to deliver. Get in touch today to learn more!

Completed showhomes coming in May!

PLEASE NOTE: Photos are virtual renderings  
"fit and finish may differ on completed spec.  
Interior finishing options and floorplans shown in photos.

Built in 2025

### Essential Information

MLS® #	A2178135
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.02

Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	66, 437 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L 1W0

### **Amenities**

Amenities	Playground, Picnic Area, Party Room, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated, Tandem
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	25
Zoning	M-2
HOA Fees	330
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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