

# \$499,900 - 431 Alpine Avenue Sw, Calgary

MLS® #A2246433

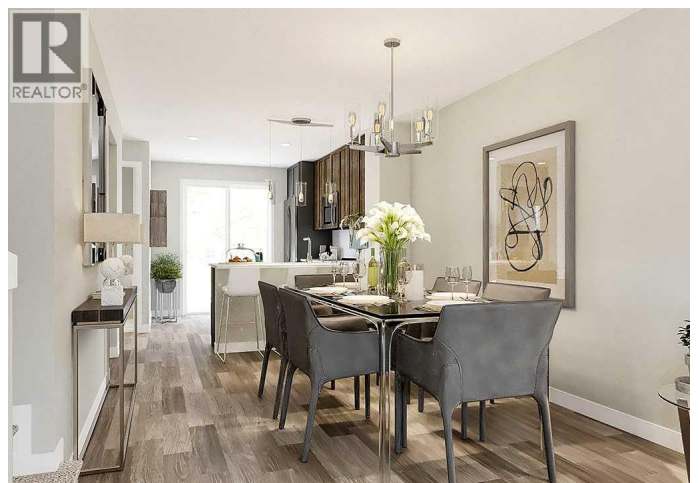
**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,293 sqft

Single Family on 0.01 Acres

Alpine Park, Calgary, Alberta

THEREâ€™S A REASON ALPINE PARK IS GETTING TALKED ABOUTâ€”and itâ€™s not just the modern architecture or the new urban village vibe. Itâ€™s the way this southwest Calgary neighbourhood brings together community, design, and walkability in a way that actually works. And if youâ€™ve been waiting for the right foothold in this forward-thinking community, the Jasmine model at 431 Alpine Avenue SW might just be the one. This brand new, THREE-STOREY TOWNHOME from Homes by Avi delivers over 1,800 square feet of functional, design-forward living space with a layout that just makes sense. A DOUBLE ATTACHED TANDEM GARAGE and FULL-LENGTH SINGLE CAR DRIVEWAY provide parking for threeâ€”ideal for households with multiple drivers or guests who drop by for dinner. The main level entry is clean and simple, with garage access and room for coats and gear. One level up, the OPEN-CONCEPT KITCHEN, LIVING, AND DINING SPACE is anchored by an upgraded kitchen with QUARTZ COUNTERS, BLACK PLUMBING FIXTURES, a pantry, and a spacious BREAKFAST BAR that encourages late-night chats or early-morning espresso. A PRIVATE BALCONY STRETCHES MORE THAN 15 FEET wideâ€”roomy enough to furnish like a second living space in summer. On the third level, thoughtful zoning keeps the two bedrooms separated for privacy. The master features a walk-in closet and a sleek 3-piece ensuite, while the second



bedroom also includes a walk-in closet and easy access to a second full bathroom. A VERSATILE DEN offers room for your home office, Peloton, or nursery, and the LAUNDRY ROOM is right where it should be”upstairs. Finishes throughout feel intentional and elevated, including quartz counters, luxury vinyl plank flooring, and upgraded backsplash selections. The exterior is wrapped in James Hardie siding for style and durability, and FOR A LIMITED TIME, YOU’LL BENEFIT FROM ONE FULL YEAR OF NO CONDO FEES.And LET’S TALK ABOUT ALPINE PARK itself. This isn’t just another suburban pocket—it’s a master-planned, people-first community DESIGNED FOR CONNECTION. Wide, tree-lined streets. Front porches that face GREEN BOULEVARDS instead of garages. A future Village Centre bringing shops, services, and energy to your doorstep. All set within easy reach of Calgary’s urban core and the natural beauty of the nearby foothills.Whether you’re searching for a smarter way to live, or a STRATEGIC INVESTMENT in one of Calgary’s most design-savvy new neighbourhoods, this home delivers on both style and substance. POSSESSION IS AVAILABLE THIS FALL”and with Woodland’s new SHOW HOMES are now open - its the perfect time to come see what all the quiet buzz is about. reach out for full details.⌘ PLEASE NOTE: Photos are virtual renderings “ fit and finish may differ on completed spec. (id:6289)

Built in 2025

Essential Information

Listing #	A2246433
Price	\$499,900
Bedrooms	2

Bathrooms	3.00
Half Baths	1
Square Footage	1,293
Acres	0.01
Year Built	2025
Type	Single Family
Sub-Type	Bare Land Condo

### Community Information

Address	431 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
Province	Alberta
Postal Code	T0L1W0

### Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Parking
Parking Spaces	3
Parking	Attached Garage, Concrete, Tandem
# of Garages	2

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo
Heating	Natural gas Central heating, High-Efficiency Furnace, Forced air, Other
Cooling	None
# of Stories	3

### Exterior

Exterior	Composite Siding, Metal, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

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



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 3:16pm PDT