

\$1,089,900 - 834 Alpine Drive Sw, Calgary

MLS® #A2258462

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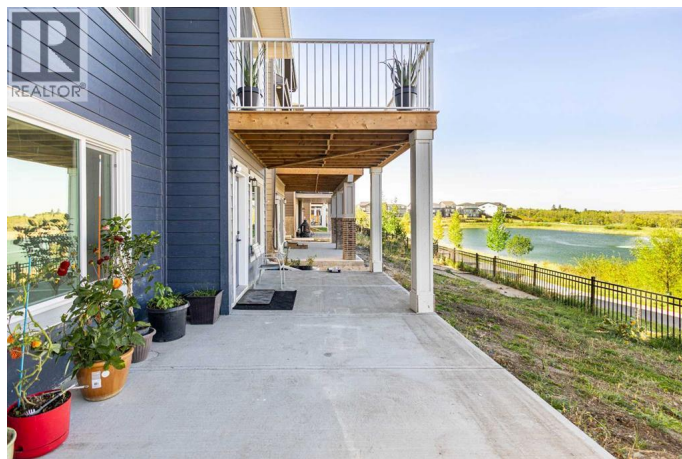
6 Bedroom, 4.00 Bathroom, 2,487 sqft

Single Family on 0.09 Acres

Alpine Park, Calgary, Alberta

Exceptional Home in Alpine Park! Welcome to 834 Alpine Drive SW, a stunning 2,486 sq. feet. two-storey residence with four bedrooms plus a bonus room and a fully developed legal two-bedroom walkout suite. Perfectly situated on a premium lot backing directly onto a scenic pond with fountain, this home offers unobstructed mountain and downtown skyline views rarely found in Calgaryâ€™s

Southwest. The main level features a bright and open floor plan with nine-foot ceilings, an office/flex room, and oversized windows framing the breathtaking views. The gourmet kitchen is equipped with built-in stainless steel appliances, a gas range, full-height cabinetry, quartz countertops, and a spacious peninsula with breakfast bar. The great room with a cozy fireplace and the dining area overlook the pond and fountain, creating an ideal setting for everyday living and entertaining. Upstairs, the luxurious primary retreat offers panoramic views and a spa-like ensuite, complemented by three additional bedrooms. A large bonus room and a conveniently located laundry room make family living effortless. All upper-level windows are fitted with premium zebra blinds. The walkout level showcases a beautifully designed legal suite with nine-foot flat ceilings, pot lighting, and expansive windows bringing in natural light and pond views. The walkout also features a full modern kitchen with ceiling-height cabinetry and quartz counters, a bright living area, two well-proportioned bedrooms, a full bathroom,



and its own laundry with brand-new washer, dryer, and refrigerator. Attention should be given to the triple-layer premium soundproofing in ceilings and all the walls, the suite can ensure superb privacy from main floor and each section. This space is perfect for extended family or as a valuable rental opportunity. Please check legal suite measurement in supplements. The home has been extensively upgraded with nearly \$100,000 in improvements, including a widened driveway, premium appliances, high-quality blinds, and a newly finished basement suite. The exterior offers a newly poured concrete walkway to the backyard, a large patio for outdoor gatherings, a newly installed humidifier system for year-round comfort, and direct backyard access to the pond and walking trails.834 Alpine Drive SW is truly a modern masterpiece, blending comfort, style, and functionality with some of the city's most spectacular mountain, downtown, and waterfront views. This is a rare opportunity to own a home with mountain , fountain , downtown views in one and with legal walkout suite in one of Calgary's most desirable new communities. (id:6289)

Built in 2023

Essential Information

Listing #	A2258462
Price	\$1,089,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,487
Acres	0.09
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	834 Alpine Drive Sw
Subdivision	Alpine Park
City	Calgary
Province	Alberta
Postal Code	T2Y0S4

Amenities

Amenities	Playground, Shopping
Features	Wetlands, No neighbours behind
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	Homecare Realty Ltd.
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