

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

MLS® #A2246433

\$499,900

2 Bedroom, 3.00 Bathroom, 1,293 sqft

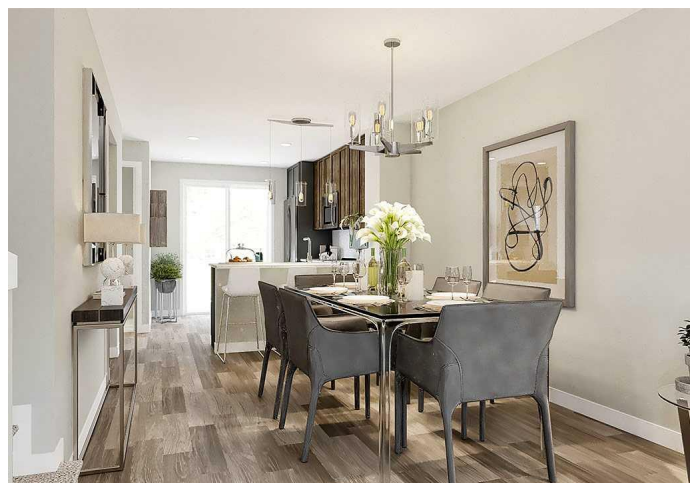
Residential on 0.01 Acres

Alpine Park, Calgary, Alberta

THERE'S A REASON ALPINE PARK IS GETTING TALKED ABOUT—and it's not just the modern architecture or the new urban village vibe. It's the way this southwest Calgary neighbourhood brings together community, design, and walkability in a way that actually works. And if you'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 three—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 wide—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.

Built in 2025

Essential Information

MLS® #	A2246433
Price	\$499,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	431 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	3
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Tandem
# of Garages	2

Interior

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

Exterior

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

Additional Information

Date Listed	August 7th, 2025
Days on Market	64
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.