

# \$699,900 - 1130 Alpine Avenue Sw, Calgary

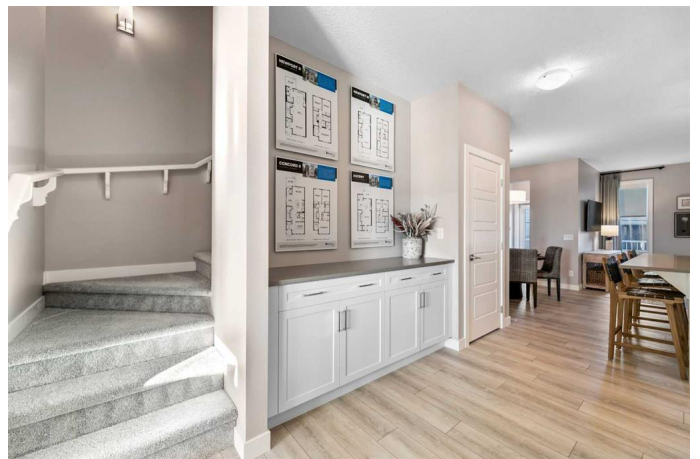
MLS® #A2236286

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,784 sqft  
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Open House on July 27, 2025, Sunday at 1:00 4:00pm. SHOWS 10/10 ! FORMER SHOWHOME with Perfect LOCATION! TONS OF UPGRADES - with DOUBLE DETACHED GARAGE and has A/C . Modern comfort / stylish functionality come together in this BRAND NEW, NEVER OCCUPIED HOME in the scenic and fast-growing community of Vermillion Hill. Welcome to 1130 Alpine Avenue SW where every detail has been thoughtfully designed to elevate your lifestyle. Offering just under 1,800 sq ft of beautifully finished living space, this 3-bedroom, 2.5-bathroom home features a bright, open-concept layout that seamlessly connects the main living areas, creating an inviting space for both everyday living and entertaining. The main floor welcomes you with a sunlit great room, a spacious den perfect for home office or guest space, and a gourmet kitchen equipped with quartz countertops, stainless steel appliances, a large island with bar seating + full-height soft-close cabinetry. The adjacent dining area flows effortlessly to the rear deck—ideal for summer BBQs or relaxing in the fresh air. Luxury vinyl plank flooring, 9-foot ceilings, pot lighting, and a functional rear mudroom add to the home's thoughtful touches. Upstairs, you'll find a spacious primary suite with a generous walk-in closet and a private 4-piece ensuite featuring a single vanity, toilet, tub, and shower combination. Two additional bedrooms provide plenty of space for family or



guests, and a versatile bonus room offers the perfect spot for a media area, lounge, or play space. A full 4-piece bathroom serves the secondary bedrooms, while the dedicated laundry room on this level adds everyday convenience with its own window and ample space for storage and organization. The unfinished basement includes 9-foot ceilings and a SEPARATE SIDE ENTRANCE, offering endless potential for future development—whether media room, gym, or additional living space. The exterior is finished with durable Hardie Board siding, and the Double detached garage adds both functionality and curb appeal. Located just steps from the natural beauty of Fish Creek Park and close to Bragg Creek, Kananaskis, top-rated schools, Costco, and major routes like the West Calgary Ring Road, this home offers the perfect blend of tranquility and accessibility. Don't miss your opportunity to own this exceptional property in one of Calgary's most desirable new communities—schedule your private tour today and discover everything 1130 Alpine Avenue has to offer. BOOK YOUR SHOWING NOW!

Built in 2022

**Essential Information**

MLS® #	A2236286
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	0.06
Year Built	2022
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1130 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0T2

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	26
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.