

\$499,900 - 303, 437 Alpine Avenue Sw, Calgary

MLS® #A2266495

\$499,900

2 Bedroom, 3.00 Bathroom, 1,285 sqft

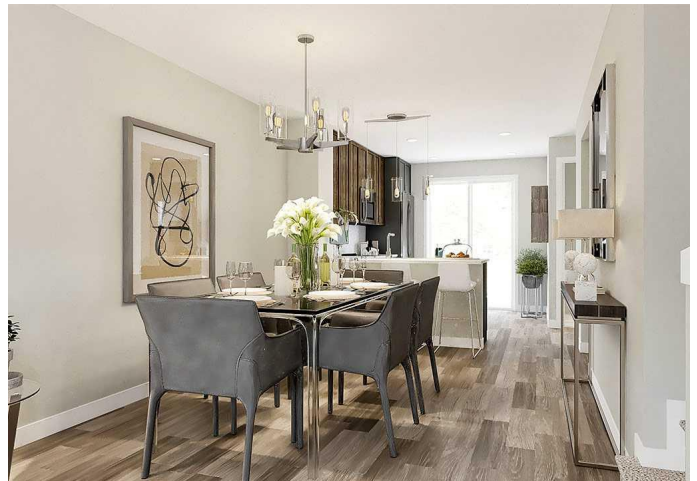
Residential on 0.02 Acres

Alpine Park, Calgary, Alberta

THEREâ€™S A REASON ALPINE PARK IS GETTING TALKED ABOUTâ€”AND ITâ€™S NOT JUST THE ARCHITECTURE OR THE NEW URBAN VILLAGE VIBE. Itâ€™s the way this southwest Calgary neighbourhood brings together community, style, and walkability in a way that actually works. And if youâ€™ve been waiting for the right foothold in this forward-thinking pocket, the Jasmine model at 303, 437 Alpine Avenue SW might be the one.

This brand-new, THREE-STOREY TOWNHOME from Homes by Avi delivers 1,285 SQ FT of well-planned living space that feels both functional and refined. The WEST-FACING FRONT ENTRY opens to a simple, practical ground floorâ€”just a crisp foyer, garage access, and the stairs leading up to the heart of the home. A DOUBLE ATTACHED TANDEM GARAGE keeps vehicles secure and storage organized, perfect for bikes, gear, or that extra freezer every household eventually needs.

Up one level, the OPEN-CONCEPT KITCHEN, LIVING, AND DINING AREA keeps sightlines open and routines flowing. The kitchen pairs QUARTZ COUNTERS with a CONTEMPORARY TILE BACKSPLASH, a PANTRY, and a SPACIOUS BREAKFAST BAR that turns into a hub for everything from first light espresso to late-night takeout. Just off the kitchen, an EAST-FACING BALCONY STRETCHES OVER 16 FEET WIDEâ€”perfect



for sunny breakfasts or evening dinners that feel quietly removed from the street below.

On the top floor, thoughtful zoning keeps the two bedrooms separated for privacy. The primary bedroom includes a WALK-IN CLOSET and a sleek 3-PIECE ENSUITE, while the second bedroom also features a WALK-IN CLOSET with easy access to a full bath. A VERSATILE DEN adds space for a home office, Peloton, or nursery, and the LAUNDRY ROOM is right where it should be—upstairs. Finishes throughout feel deliberate and elevated, with LUXURY VINYL PLANK FLOORING and cohesive design details that tie the main living space together.

Outside, the exterior mixes MODERN MATERIALS and architectural lines, giving the home that contemporary “new urban village” character the area is known for. Beyond the front door, the neighbourhood continues to grow into ONE OF CALGARY’S MOST DESIGN-SAVVY NEW COMMUNITIES—defined by its wide, tree-lined streets, connected green boulevards, and a future Village Centre bringing shops and energy to the core.

POSSESSION AVAILABLE MID-NOVEMBER. Book your showing and see why this phase of Alpine Park has everyone talking. ¤ PLEASE NOTE: Photos are virtual renderings ¤ fit and finish may differ on completed spec.

Built in 2025

Essential Information

MLS® #	A2266495
Price	\$499,900
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,285
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	303, 437 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0Z8

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
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, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Few Trees, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	6
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.