

\$549,900 - 306, 437 Alpine Avenue Sw, Calgary

MLS® #A2266563

\$549,900

3 Bedroom, 3.00 Bathroom, 1,552 sqft

Residential on 0.03 Acres

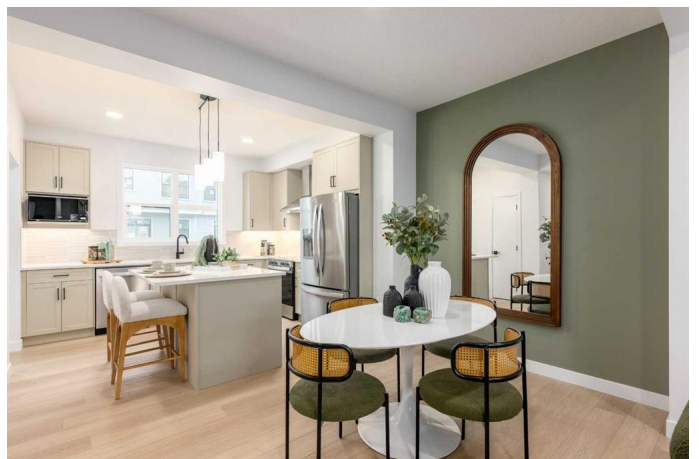
Alpine Park, Calgary, Alberta

WHEN HOME DOUBLES AS YOUR OFFICE, IT NEEDS TO DO MORE THAN LOOK GOOD.

This three-storey townhome in Woodland at Alpine Park was built for the work-from-anywhere crowd — people who want sunlight, flow, and an address that makes getting out of town as easy as logging off.

On the ground floor, there's room to breathe before the day starts. The front entry actually feels like one, not a bottleneck. The flex room catches the western light all afternoon — bright, quiet, and just far enough from the kitchen to feel like you've gone somewhere. It's the kind of workspace that keeps you focused, then doubles as a yoga mat zone or creative corner when the laptop closes. And when it's time to hit the road, the insulated double garage makes early-morning drives and weekend escapes effortless.

Up one level, everything loosens up. The living area takes in the west exposure, keeping the space bright and grounded. At the back, the kitchen layers design and function — quartz counters, full-height backsplash, chimney hood, and an island that becomes whatever the day calls for. Step through to the 17' x 11' balcony, where coffee breaks, sunset wine, and mountain-planning sessions all feel equally at



home.

Upstairs, the primary bedroom keeps it calm with a walk-in closet and three-piece ensuite that make mornings feel easy. Two more bedrooms, a full bath, and upper-floor laundry keep everything moving without chaos.

Finishes stay timeless: durable LVP, layered lighting, and a modern mix of exterior materials that give Woodland its clean architectural edge.

And then there’s Alpine Park – Calgary’s southwest gateway to everywhere. Close enough to the city to keep your commute short, yet perfectly placed for spontaneous mountain runs. Possession is expected in mid-November, just in time to settle in before the snow flies. Come see why Woodland isn’t just where you live – it’s where your week finally finds balance.

⚠ PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2266563
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,552
Acres	0.03
Year Built	2025
Type	Residential

Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	306, 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
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, 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	7
Zoning	M-2
HOA Fees	330
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.