

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

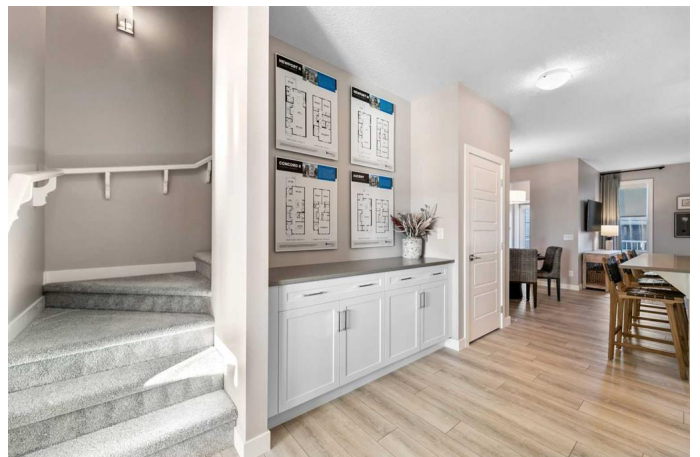
MLS® #A2236286

**\$699,900**

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

Alpine Park, Calgary, Alberta

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	15
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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