

# \$575,000 - 798 Alpine Avenue Sw, Calgary

MLS® #A2160056

## \$575,000

3 Bedroom, 3.00 Bathroom, 1,646 sqft  
Residential on 0.02 Acres

Alpine Park, Calgary, Alberta

Discover the Theo by Genesis Builder Group, a stylish three-story townhome that perfectly blends modern living with convenience. This home offers 3 bedrooms, 2.5 baths, and a versatile home office, all thoughtfully designed across three levels. The spacious kitchen boasts a central island and a gas line behind the range, ideal for culinary enthusiasts, while the balcony is equipped with a BBQ gas line for effortless outdoor dining. A double car garage provides ample parking, and with no condo fees, this home is as practical as it is beautiful. Located in a prime south-facing spot overlooking a future school, the Theo also comes with a Smart Home Package, solar rough-in, and an electric vehicle charger, ensuring you're ready for the future. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2160056
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,646
Acres	0.02
Year Built	2025



Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	798 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0V6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Stone Counters, No Animal Home, No Smoking Home, Pantry, Smart Home
Appliances	Dishwasher, Refrigerator, Microwave, Range
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 23rd, 2024
Days on Market	381
Zoning	DC
HOA Fees	330

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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