

\$534,900 - 309, 437 Alpine Avenue Sw, Calgary

MLS® #A2266802

\$534,900

3 Bedroom, 3.00 Bathroom, 1,485 sqft
Residential on 0.03 Acres

Alpine Park, Calgary, Alberta

OPEN HOUSE - SUNDAY NOVEMBER 2ND -
12:00PM - 2:00PM - THIS IS WHAT
HAPPENS WHEN SOMEONE WITH TASTE
BUILDS A TOWNHOME. 309, 437 Alpine
Avenue SW is proof that design can feel
intentional without feeling forced. Every
choice—from the MATTE BLACK
HARDWARE to the calm flooring
tones—lands exactly where it should. The
result is a home that feels composed,
confident, and quietly refined.

The PRIVATE WEST-FACING ENTRY feels
residential in the best way—no shared
corridors or echoing stairwells—just your own
address and an intentional sense of arrival.
Inside, the palette stays grounded: warm
Toasted-Almond LVP floors, QUARTZ
COUNTERS that actually reflect daylight
instead of glare, and BLACK FIXTURES that
give definition without shouting. The main floor
flows the way life actually happens—work
and breakfast colliding on one KITCHEN
ISLAND, coffee drifting onto the
EAST-FACING BALCONY, dinner stretching
past sunset because the space simply works.

Upstairs, THREE BEDROOMS pull off that
elusive balance of practical and personal. The
master keeps its composure with a clean
ensuite and a closet that doesn't need to
apologize. The other two are
flexible—guest-ready, office-worthy, or
both—and the laundry is mercifully where you



live, not where you forget.

Downstairs, the TANDEM DOUBLE GARAGE doesn't just park cars; it swallows gear, bikes, and the freezer full of backup meals. It's the kind of everyday functionality that rarely gets design credit but deserves it here.

And beyond the front door: Alpine Park. A southwest community built around connection, walkability, and a sense of design that actually matters. Sidewalks lead to cafés instead of cul-de-sacs, and parks show up right where your day needs a reset.

Possession is set for November 2025. Bring your sense of taste—everything else already fits. 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® #	A2266802
Price	\$534,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	309, 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, Kitchen Island, 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	Corner Lot, Few Trees, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	10
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.