

1118 Alpine Avenue SW  
Calgary, Alberta

MLS # A2178663



**\$645,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,757 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Stunning NuVista Homes SHOW HOME loaded with high quality finishings and extras and available for QUICK POSSESSION. The trendy white kitchen is gorgeous and has extended upper cabinetry, quartz counter tops, under cabinet lighting, a walk in pantry and a large eating area. There is luxury vinyl plank flooring and ceramic tile flooring, 9' ceilings, central air conditioning, a rear deck great for year round BBQ's and a 20' x 20' detached garage. Situated in Vermillion Hill minutes to Fish Creek Park and Glenmore Reservoir, this community is a perfect CHILD SAFE family neighbourhood surrounded by nature, walking paths, parks and playgrounds. Nothing to do but move in!