\$647,800 - 1248 Alpine Avenue Sw, Calgary

MLS® #A2243170

\$647,800

3 Bedroom, 3.00 Bathroom, 1,553 sqft Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Welcome to the Newport II in beautiful Vermilion Hill, built by Broadview Homesâ€"a trusted name in quality and craftsmanship. This 1491 sqft home is thoughtfully designed with an open-concept layout, perfect for modern living. Enjoy a spacious rear-corner kitchen with stainless steel appliances, ideal for cooking and entertaining, and relax in the bright living area featuring an elegant electric fireplace. Upstairs, you'II find large bedrooms, including a primary suite with an upgraded ensuite bath shower and the convenience of upper floor laundry. The Hardie board exterior adds lasting durability and curb appeal, while the rear detached double garage offers excellent storage and parking. With basement plumbing rough-ins, and seperate entrance, there's room to grow and personalize. Located in the scenic community of Vermilion Hill, close to future schools, parks, and amenitiesâ€"this is a beautifully finished home built by one of Calgary's most respected builders.



Essential Information

MLS® # A2243170 Price \$647,800

Bedrooms 3
Bathrooms 3.00
Full Baths 2



Half Baths 1

Square Footage 1,553 Acres 0.07 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 1248 Alpine Avenue Sw

Subdivision Alpine Park

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0N5

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island,

Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric, Insert

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Level, Zero Lot Line

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 29th, 2025

Days on Market 98

Zoning R-G

HOA Fees 262

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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