

\$1,149,000 - 27 Bluerock Avenue Sw, Calgary

MLS® #A2264396

\$1,149,000

3 Bedroom, 3.00 Bathroom, 2,357 sqft
Residential on 0.10 Acres

Alpine Park, Calgary, Alberta

Welcome to 27 Bluerock Avenue SW, a beautifully designed and meticulously maintained CALBRIDGE BUILT residence in the vibrant community of Alpine Park. This modern two-storey home OFFERS OVER 2300 SQUARE FEET of thoughtfully developed living space, combining comfort, contemporary style, and everyday practicality—perfect for families or anyone seeking a refined yet relaxed lifestyle.

From the moment you enter, a warm and inviting foyer leads you into an open-concept main floor filled with natural light. Large windows highlight the rich hardwood floors, creating a bright and cohesive atmosphere throughout. At the front of the home, a private office provides an ideal setting for remote work, studying, or creative projects.

The main living area is spacious yet welcoming, centered around a large picture window that connects seamlessly with the dining space—an excellent setting for both casual meals and special gatherings. The kitchen blends beauty and functionality with sleek cabinetry, quartz countertops, a striking waterfall-edge island, and a full suite of stainless steel appliances. A window above the sink overlooks the backyard, and the adjacent dining area opens onto a large deck with a built-in BBQ gas line, perfect for outdoor entertaining.



Upstairs, a generous family room offers a versatile space for relaxing, watching movies, or spending quiet evenings together. The upper level features three well-sized bedrooms, including a serene primary suite with a custom walk-in closet and a luxurious five-piece ensuite. The ensuite includes a standalone tub, a glass and tile shower, and dual vanities, creating a peaceful private retreat. Two additional bedrooms share a beautifully appointed five-piece bathroom, while waterproof carpeting throughout the level provides both durability and comfort.

The lower level remains unfinished, offering endless possibilities to tailor the space to your lifestyle—whether you envision a home gym, playroom, or media room. Outside, the backyard provides a calm setting for relaxation or entertaining. The double attached garage includes electric vehicle plug-ins for added convenience.

Located in Alpine Park, one of Calgary’s most thoughtfully planned and dynamic communities, this home offers easy access to Stoney Trail and is just minutes from parks, schools, shopping, dining, and scenic walking paths.

Experience modern living in a welcoming community—schedule your private showing today and discover everything this exceptional home has to offer.

Built in 2023

Essential Information

MLS® #	A2264396
Price	\$1,149,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,357
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	27 Bluerock Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Z9

Amenities

Amenities	Parking, Playground
Parking Spaces	4
Parking	Double Garage Attached, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt
Construction	Brick, Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Zoning	R-G
HOA Fees	330
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp 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.