

# \$744,900 - 44 Treeline Manor Sw, Calgary

MLS® #A2182038

## \$744,900

3 Bedroom, 3.00 Bathroom, 1,693 sqft

Residential on 0.06 Acres

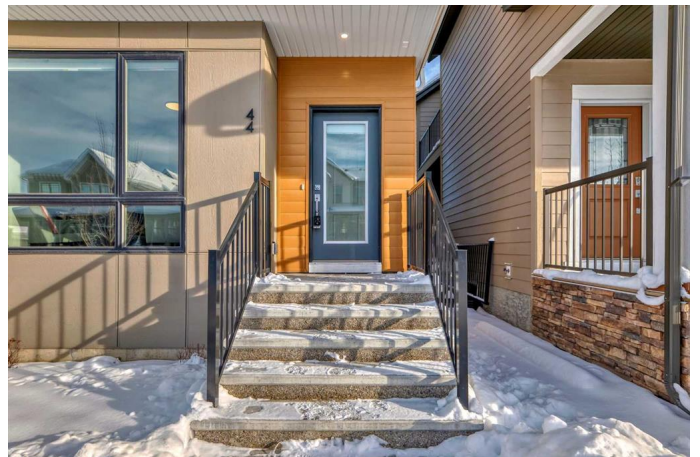
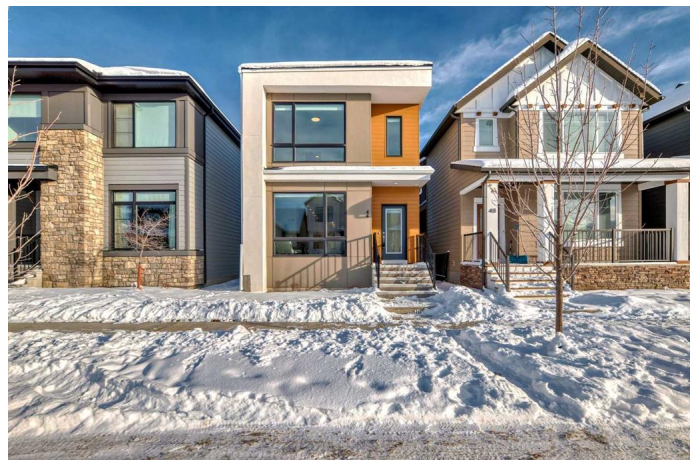
Alpine Park, Calgary, Alberta

The Vista model by Calbridge with modern look elevation in Alpine Park! Also come with double garage and a good size deck! This home comes with 9 feet ceiling with luxury vinyl plank thorough the main level. The gourmand kitchen come with built in microwave, gas stove, upgraded refrigerator with all the way to the ceiling cabinets and quartz counter top. Huge windows allow lots of natural lights into the west facing living room. 9 feet ceiling upstairs offer a primary bedroom with walk in closet and ensuite come with double vanity. Two good size bedrooms, a 3 piece bathroom and convenient located laundry room completed the second floor. Basement is unspoiled and waiting for your own imagination!

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2182038    |
| Price          | \$744,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,693       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Treeline Manor Sw |
| Subdivision | Alpine Park          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T0L 1W0              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan   |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Oven |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 3rd, 2024 |
| Days on Market | 195                |
| Zoning         | R-G                |
| HOA Fees       | 330                |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Grand Realty

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