

# \$799,555 - 55 Alpine Drive Sw, Calgary

MLS® #A2217583

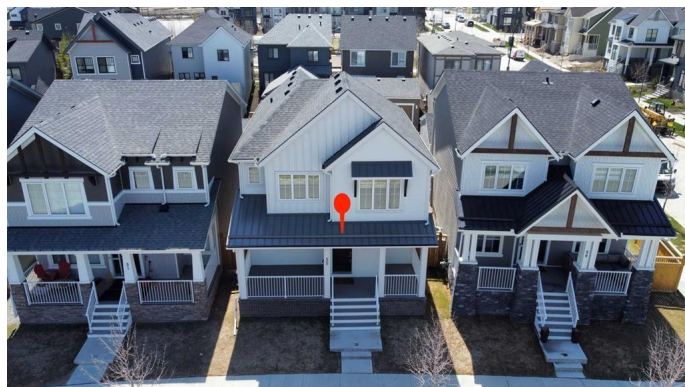
**\$799,555**

3 Bedroom, 3.00 Bathroom, 1,835 sqft

Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

This beautifully designed two-storey home is located in the vibrant and growing community of Alpine Park. Bright windows throughout the home provide an abundance of natural light, enhancing the welcoming atmosphere. The main floor features an open layout with luxury vinyl plank flooring and a stylish kitchen complete with quartz countertops, stainless steel appliances, a gas cooktop, and a built-in wall oven and microwave. The spacious living room and dining area flow seamlessly together, perfect for everyday living or entertaining guests. A separate office or den with closing doors and a large window offers a quiet and private workspace. The main floor also includes a large walk-in pantry, a two-piece powder room, and direct access to the backyard. Upstairs, the primary bedroom offers a peaceful retreat with a spacious layout and a stunning ensuite featuring dual sinks, a standalone shower, and a soaker tub. Two additional bedrooms and a well-appointed four-piece bathroom complete the upper level, along with a central family room ideal for relaxing or watching TV. The convenient upper-floor laundry room adds to the home's thoughtful design. The basement remains undeveloped, providing an opportunity to create additional living space suited to your needs. The backyard includes a concrete block patio, a fenced yard, and a double detached garage with access from a paved back lane. A charming front porch adds curb appeal and is perfect for enjoying warm



summer days. Alpine Park is a dynamic new community offering walking paths, parks, ponds, and future amenities. With easy access to Stoney Trail and close proximity to the south Costco, restaurants, and shopping, this home offers both comfort and convenience in a flourishing neighbourhood.

Built in 2022

**Essential Information**

MLS® #	A2217583
Price	\$799,555
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,835
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	55 Alpine Drive Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S3

**Amenities**

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	60
Zoning	DC
HOA Fees	85
HOA Fees Freq.	MON

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.