

\$699,900 - 1126 Alpine Avenue Sw, Calgary

MLS® #A2235646

\$699,900

3 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Modern sophistication meets comfort in this BRAND NEW, never-lived-in FORMER SHOWHOME, loaded with tons of premium upgrades and designer finishes. Welcome to The Newport III Prairie by Broadview Homes, located in the desirable community of Vermillion Hill! Offering 1,697.5 sq ft of thoughtfully designed living space, this 3-bedroom, 2.5-bathroom home showcases a functional open-concept layout with upscale touches throughout. Step onto the charming front porch and into a bright, inviting main floor featuring a seamless flow between the kitchen, dining area, and great room with a cozy fireplace—perfect for both entertaining and everyday living. The contemporary kitchen is a chef’s dream with stainless steel appliances, a large quartz-countertops island with bar seating, pot lighting, and soft-close cabinetry. Additional highlights include luxury vinyl plank and ceramic tile flooring, 9-foot ceilings on both the main and basement levels, central air conditioning, and a rear deck ideal for year-round BBQs. A heated 20' x 20' double detached garage and durable Hardie Board siding on both the home and garage add extra value and peace of mind. Upstairs, you’ll find three generously sized bedrooms, two full bathrooms, a versatile bonus room, and a conveniently located laundry room. The spacious primary suite features a walk-in closet and a luxurious 5-piece ensuite with dual sinks and a tub/shower combo. The other two bedrooms



offer ample space and share a well-appointed 4-piece bathroom. The bonus room is perfect for movie nights, a play area, or a second lounge space. The unfinished basement with a separate side entrance offers potential for future development—whether it's a gym, media room, or additional living quarters to suit your needs. Nestled steps from Fish Creek Park, Vermillion Hill offers breathtaking views of the Rocky Mountains and offers quick access to Bragg Creek, Kananaskis, top-rated schools, Costco, and other major amenities. This home delivers exceptional quality, comfort, and location—Don't miss your opportunity to make this exceptional property yours. Schedule your private showing today and see the true value of this remarkable property. Photos are of the SHOWHOME.

Built in 2022

Essential Information

MLS® #	A2235646
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1126 Alpine Avenue Sw
Subdivision	Alpine Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y0T2

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	35
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

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.