

# \$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	Playground, Park
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, Walk-In Closet(s), Vinyl Windows, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

### **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	2
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

CIR Realty

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