

# \$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 | 36             |
| Zoning         | R-G            |
| HOA Fees       | 263            |
| HOA Fees Freq. | ANN            |

### Listing Details

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