

1248 Alpine Avenue SW  
Calgary, Alberta

MLS # A2243170



\$657,800

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | Alpine Park                     |        |                  |
| Type:     | Residential/House               |        |                  |
| Style:    | 2 Storey                        |        |                  |
| Size:     | 1,553 sq.ft.                    | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                               | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Detached          |        |                  |
| Lot Size: | 0.07 Acre                       |        |                  |
| Lot Feat: | Back Lane, Level, Zero Lot Line |        |                  |

|             |                                                                                                                                  |            |     |
|-------------|----------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                          | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                  | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                 | LLD:       | -   |
| Exterior:   | Brick, Cement Fiber Board, Wood Frame                                                                                            | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                  | Utilities: | -   |
| Features:   | Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |            |     |

Inclusions: N/A

Welcome to the Newport II in beautiful Vermilion Hill, built by Broadview Homes—a trusted name in quality and craftsmanship. This 1491 sqft home is thoughtfully designed with an open-concept layout, perfect for modern living. Enjoy a spacious rear-corner kitchen with stainless steel appliances, ideal for cooking and entertaining, and relax in the bright living area featuring an elegant electric fireplace. Upstairs, you'll find large bedrooms, including a primary suite with an upgraded ensuite bath shower and the convenience of upper floor laundry. The Hardie board exterior adds lasting durability and curb appeal, while the rear detached double garage offers excellent storage and parking. With basement plumbing rough-ins, and separate entrance, there's room to grow and personalize. Located in the scenic community of Vermilion Hill, close to future schools, parks, and amenities—this is a beautifully finished home built by one of Calgary's most respected builders.