

**1111, 15126 37 Street SW
Calgary, Alberta****MLS # A2255780****\$297,000**

Division:	Alpine Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	514 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Electric**Floors:** Carpet, Vinyl**Roof:** Membrane**Basement:** -**Exterior:** Brick, Composite Siding, Metal Siding , Wood Frame**Foundation:** Poured Concrete**Features:** High Ceilings, Open Floorplan, Stone Counters**Water:** -**Sewer:** -**Condo Fee:** \$ 239**LLD:** -**Zoning:** DC**Utilities:** -**Inclusions:** N/A

INTRODUCING ALPINE PARK PLACE, IN BEAUTIFUL SOUTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "A" unit with high-spec features. You will feel right at home in this well thought-out, 514. RMS sq.ft. (565 sq.ft. builder size). 1 bed, 1 bath home with open plan, 9' ceilings, LVP flooring throughout common areas, carpets in the bedrooms and closets, Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV), and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious living area, perfect for entertaining. The spacious bedroom has a large bright window (triple pane windows) and sizeable closet. Right beside your bedroom is a 4pc bath with quartz counters, and undermount sink. Nearby is the spacious laundry/storage room, this is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled surface parking stall included (storage lockers available for purchase). A once in a lifetime community in Southwest Calgary. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY, PURCHASER CAN STILL MAKE SELECTIONS, and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE IS JUNE 2026-JUNE 2027. VISIT THE SHOW SUITE TODAY FOR MORE INFO & FALL PROMOTION!