

# \$749,000 - 57 Treeline Avenue Sw, Calgary

MLS® #A2232412

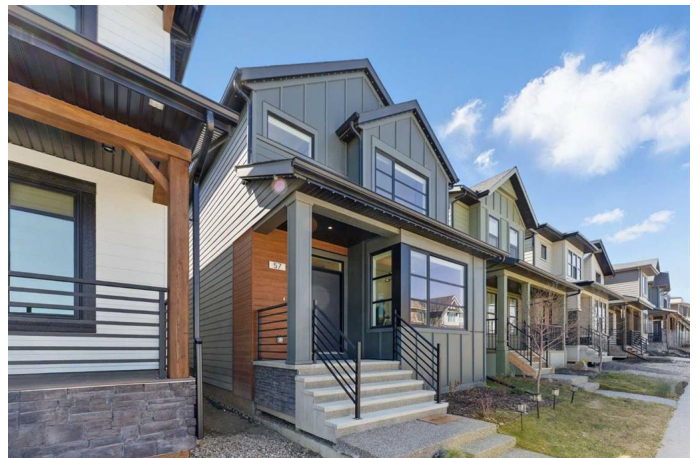
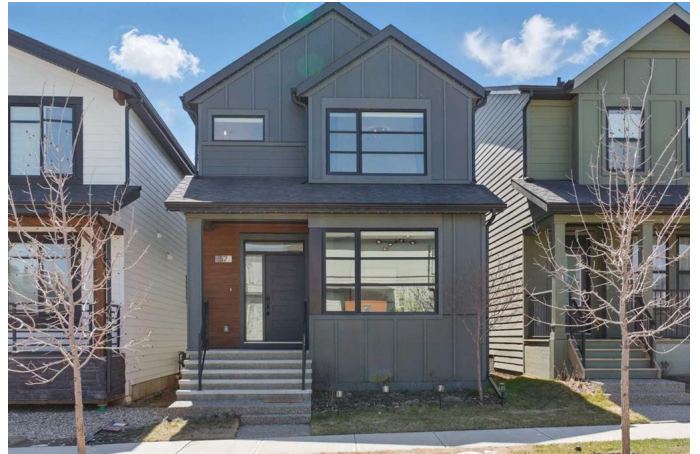
**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,861 sqft

Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Extensively upgraded home in the desirable new community of Alpine park. Over \$100k in builder upgrades from renowned builder Cardel homes means you get comfort and convenience. Come together in this spacious, low-maintenance home with 9' CEILINGS and an additionally large east facing living room lit naturally and kept warm with a custom gas fireplace. Every space in the house has been upgraded to maximize its utility and luxury, making it the perfect place to entertain, relax, or have fun with the family. Enjoy upgraded floors and light fixtures, a spacious office, a detached two-car garage, and ZERO-SCAPED front and rear landscaping situated across from parks and pathways, this is a home you won't want to miss. The gourmet kitchen at the heart of the home includes stainless steel appliances, pull out spice and utensil drawers, and a silgranite apron sink that makes clean up a breeze. Meanwhile upstairs, you'll enjoy towering ceilings in the primary, and an ensuite where you can destress with a stunning tile shower with a rain showerhead. Even the mechanics of this home were designed for comfort, with full air conditioning, dual zone heating, a water softener, and a garage with EV charger. Alpine Park is situated near the scenic foothills and with stunning views of the surrounding mountains, Alpine Park is designed to offer residents a blend of natural beauty and modern living. The community is being developed with a strong emphasis on



sustainability and high-quality residential design, making it an appealing destination for families, professionals, and individuals looking for a tranquil yet connected lifestyle. Alpine Park was designed to cater to different preferences and offer an upscale living experience with innovative architectural styles, wide streets, and green spaces. The neighbourhood is also planned with an emphasis on pedestrian-friendly environments, with walking paths, parks, and open spaces to enhance the overall quality of life. Don't miss your chance to own a piece of Alpine Park today!

Built in 2022

**Essential Information**

MLS® #	A2232412
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,861
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	57 Treeline Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	330
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.