

13 Treeline Avenue SW

Calgary, Alberta

MLS # A2215986



\$719,000

|             |   |            |                  |
|-------------|---|------------|------------------|
| Division:   | Alpine Park                                       |            |                  |
| Type:       | Residential/House                                 |            |                  |
| Style:      | 2 Storey  |            |                  |
| Size:       | 1,435 sq.ft.                                      | Age:       | 2023 (2 yrs old) |
| Beds:       | 4   | Baths:     | 3 full / 1 half  |
| Garage:     | Double Garage Detached                            |            |                  |
| Lot Size:   | 0.06 Acre   |            |                  |
| Lot Feat:   | Back Lane, Back Yard, Rectangular Lot             |            |                  |
| Heating:    | Central, Forced Air                               | Water:     | -                |
| Floors:     | Carpet, Vinyl Plank                               | Sewer:     | -                |
| Roof:       | Asphalt Shingle                                   | Condo Fee: | -                |
| Basement:   | Full, Suite                                       | LLD:       | -                |
| Exterior:   | Concrete, Stucco, Wood Frame                      | Zoning:    | R-G              |
| Foundation: | Poured Concrete                                   | Utilities: | -                |
| Features:   | High Ceilings, Quartz Counters, Walk-In Closet(s) |            |                  |
| Inclusions: | None  |            |                  |

Modern Comfort in Alpine Park SW – Legal Basement Suite & Exceptional Community Living Welcome to your dream home in Alpine Park, one of Calgary’s most visionary and vibrant new communities. This beautifully designed residence offers a total of 1,974.7 square feet of thoughtfully planned living space, including a fully legal 1-bedroom basement suite – perfect for extended family, rental income, or added flexibility. The main floor offers a seamless flow between open living, dining, and kitchen areas. At the heart of the home is a stunning chef’s kitchen featuring a gas range, high-end stainless steel appliances, and custom cabinetry – ideal for both entertaining and everyday living. Upstairs, generously sized bedrooms provide a peaceful retreat for the entire family. The primary suite includes a stylish 4-piece bathroom and a spacious walk-in closet, blending comfort with elegance. The fully legal basement suite features its own kitchen, laundry, and private entrance – an excellent setup for guests, multi-generational living, or revenue generation. Enjoy the benefit of a north-facing lot with a sun-filled, south-facing backyard, perfect for gardening, entertaining, or relaxing in natural light throughout the day. A detached double garage adds both convenience and extra storage. Alpine Park is more than just a neighbourhood – it’s a community built on timeless design, walkability, and meaningful connection. With tree-lined streets, future schools and amenities, lush parks, and an integrated trail system, this is Calgary living at its best. Don’t miss the opportunity to call this exceptional home yours.