

# \$719,000 - 13 Treeline Avenue Sw, Calgary

MLS® #A2215986

**\$719,000**

4 Bedroom, 4.00 Bathroom, 1,435 sqft

Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Modern Comfort in Alpine Park SW â€“ Legal Basement Suite & Exceptional Community Living

Welcome to your dream home in Alpine Park, one of Calgaryâ€™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 â€” 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 chefâ€™s kitchen featuring a gas range, high-end stainless steel appliances, and custom cabinetry â€” 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 â€” 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  
itâ€™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.

Donâ€™t miss the opportunity to call this  
exceptional home yours.

Built in 2023

**Essential Information**

MLS® #	A2215986
Price	\$719,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,435
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	13 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	High Ceilings, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Range, Gas Stove, Microwave Hood Fan, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	59
Zoning	R-G
HOA Fees	330
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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