

# \$999,900 - 846 Alpine Drive Sw, Calgary

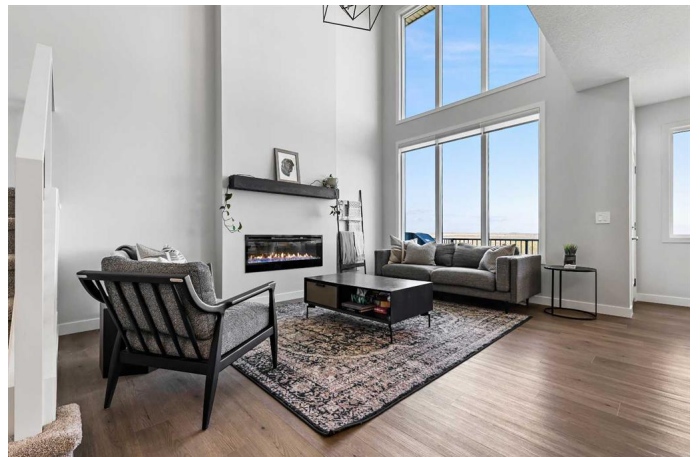
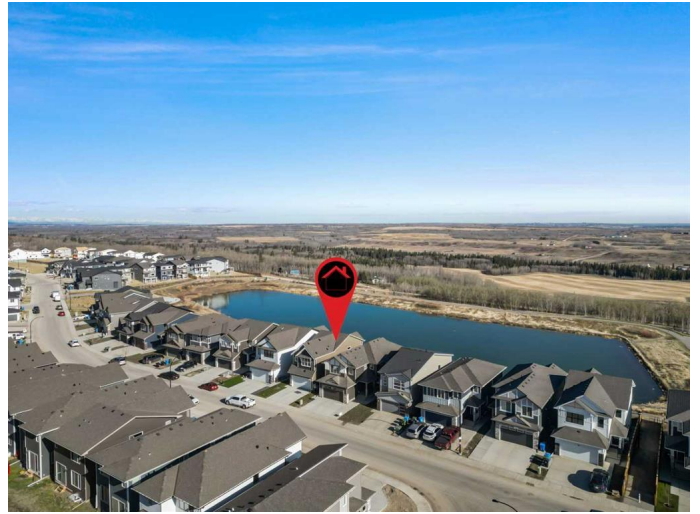
MLS® #A2216607

**\$999,900**

3 Bedroom, 4.00 Bathroom, 2,060 sqft  
Residential on 0.09 Acres

Alpine Park, Calgary, Alberta

GORGEOUS WALKOUT LOT BACKING POND AND ENVIROMENTAL RESERVE WITH VIEWS FOR MILES - THIS ONE OF A KIND VIEW IS LIMITED TO THIS AREA OF ALPINE - 2 STOREY OPEN TO ABOVE LIVING ROOM PLUS LEGAL WALKOUT BASEMENT SUITE, STEPS FROM THE WALKING PATHS AND PARK! Welcome to 846 Alpine Drive SW, a rare and remarkable opportunity in Calgary's thriving new urbanist community of Alpine Park. Built in 2023, this pristine two-storey home with a double attached garage and a fully finished legal walkout basement suite offers nearly 3,000 sq ft of artfully crafted living space. Whether you're planning for a multigenerational household, seeking a mortgage helper, or simply craving a home with flexibility for the future, this one delivers beautifully and effortlessly. The main residence spans over 2,000 sq ft across two levels, designed with intention and filled with light. At its heart is a stunning two-storey living room where oversized windows and soaring ceilings make every day feel open and inspired. The upper bonus room, perched above, creates an architectural moment while adding a flexible space for work or play. The kitchen is equal parts elegant and practical, with quartz countertops, soft-close cabinetry, a wine fridge, and upgraded designer lighting that elevates everyday meals into memorable gatherings. The walkthrough pantry leads effortlessly to the smartly finished



back entry - complete with built ins. Steps away is your main floor office or additional space for that home gym. From the dining area, step onto the raised rear deck and take in the unobstructed views of the pond and pathway system beyondâ€”a perfect spot for your morning coffee or weekend brunch in the sun.

Upstairs, the private primary bedroom includes a walk-in closet and a spacious 5-piece ensuite with a double vanity, soaker tub, and tiled shower. Two additional bedroomsâ€”each with walk-in closetsâ€”share a sleek main bath, while a full laundry room adds everyday convenience.

On the walkout level, discover a fully legal and professionally developed studio suiteâ€”bright, spacious, and thoughtfully finished. With its own entrance, full kitchen, dining nook, 3-piece bath, laundry/storage room, and open-plan living/sleeping area, itâ€™s a seamless space for aging parents, adult children, guests, or tenants to feel completely at home.

Additional highlights include a \$5,000 smart home security system, central air conditioning, a covered lower patio, upgraded appliances, and a partially fenced backyard with a gate that opens directly onto the walking trails and green space. With its elevated lot and serene natural backdrop, this home offers rare privacy, unmatched views, and everyday access to nature.

Set in the heart of Alpine Parkâ€”a community built around connection, walkability, and timeless architectural characterâ€”this is one you need to see in person. Homes with this level of finish, flexibility, and location donâ€™t come to market oftenâ€”especially with income potential already built in.

Built in 2023

## Essential Information

MLS® #	A2216607
Price	\$999,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,060
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	846 Alpine Drive Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S4

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Forced Air, Humidity Control, Natural Gas
Cooling	Central Air, Full

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Rolling Slope, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	4
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.