

# \$1,159,000 - 27 Bluerock Avenue Sw, Calgary

MLS® #A2237781

**\$1,159,000**

3 Bedroom, 3.00 Bathroom, 2,357 sqft  
Residential on 0.10 Acres

Alpine Park, Calgary, Alberta

Welcome to 27 Bluerock Avenue SW, a thoughtfully designed and meticulously cared-for home located in the vibrant community of Alpine Park. Offering over 2,300 square feet of beautifully developed living space, this modern two-story residence combines comfort, style, and everyday functionalityâ€”perfect for families or anyone seeking a well-rounded lifestyle.

Step inside to a warm and inviting foyer that leads to an expansive main floor filled with natural light. Rich hardwood flooring adds elegance, while the open-concept layout creates a sense of flow and connection. At the front of the home, a dedicated office space offers the ideal spot for remote work or creative projects. The living area is bright and welcoming, anchored by a large picture window and seamlessly connecting to the dining spaceâ€”perfect for hosting friends or enjoying weeknight dinners.

At the heart of the home, the kitchen offers both beauty and practicality. Featuring sleek cabinetry, quartz countertops, a waterfall-edge island, and a full stainless steel appliance package, this space is designed to inspire. A window above the sink frames views of the backyard, and just steps away, the dining area opens onto a large deckâ€”complete with a BBQ gas lineâ€”making indoor-outdoor living a breeze.



Upstairs, a spacious family room offers the perfect setting for relaxing evenings, movie marathons, or quiet time with a good book. Three generously sized bedrooms include a stunning primary suite, complete with a walk-in closet fitted with custom shelving and a spa-like 5-piece ensuite. Enjoy a stand-alone tub, glass and tile shower, and dual vanities—creating a peaceful retreat. Two additional bedrooms, a full 5-piece bath, and waterproof carpeting throughout this level ensure both comfort and practicality.

The lower level is ready for your personal touch. Whether you imagine a home gym, kids' playroom, or media center, the space offers endless flexibility to match your lifestyle.

Outside, the private backyard is perfect for relaxing or entertaining, and the double attached garage is equipped with electric vehicle plug-ins for added convenience.

Alpine Park is one of Calgary's most exciting emerging communities, offering easy access to Stoney Trail and close proximity to parks, schools, shops, dining, and scenic walking paths.

Come and experience everything this exceptional home has to offer. Schedule your private viewing today!

Built in 2023

**Essential Information**

MLS® #	A2237781
Price	\$1,159,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,357
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	27 Bluerock Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Zoning	R-G
HOA Fees	330
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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