

\$724,900 - 137 Treeline Avenue Sw, Calgary

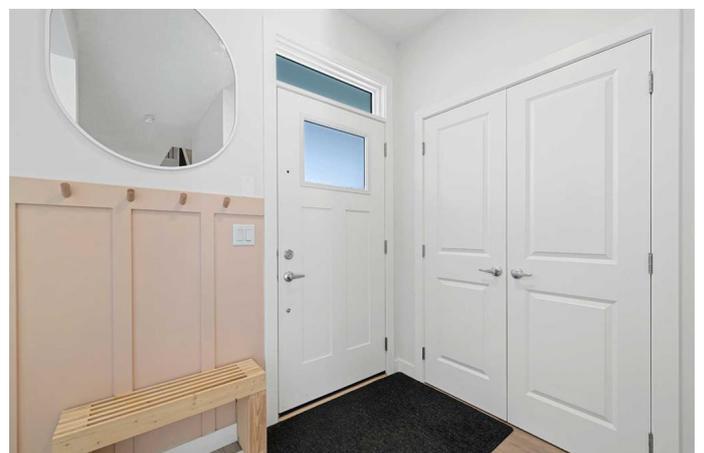
MLS® #A2198602

\$724,900

3 Bedroom, 3.00 Bathroom, 1,835 sqft
Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

*** OPEN HOUSE Sun Mar 16, 2025 2pm â€“ 4pm *** Experience comfort and modern living in this exceptional 3-bedroom, 2.5-bathroom home, perfectly located in the up-and-coming community of Alpine Park. Situated close to schools, playgrounds, restaurants, and transportation, this home is ideal for growing families. The home features a contemporary design and thoughtfully planned spaces. Upon entering, you'll find an open-concept layout that seamlessly combines the living and dining areasâ€”perfect for both entertaining and everyday living. A versatile den off the entrance can be used as a living room or home office. The gourmet kitchen is a standout with stainless steel appliances, a stylish designer tile backsplash, and a spacious island with a breakfast bar. Whether you're hosting a dinner party or enjoying a casual meal, this kitchen is designed for those who love to entertain. The kitchen flows effortlessly into a dining area and bright and airy living room, bathed in natural light thanks to large windows. A mudroom located just off the back entrance provides convenient storage and easy access to the backyard. Outside, you'll find a double detached garage offering plenty of space for vehicles and additional storage. The main floor also includes a 2-piece powder room for added convenience. Upstairs, the serene primary bedroom is a true retreat, featuring a spa-like five-piece ensuite with a deep soaking tub and an enclosed shower. Two additional generously sized bedrooms



provide ample space for family or guests. The upper floor is completed by a 4-piece main bathroom and a dedicated laundry room. The unfinished basement presents endless opportunities for customization—whether you envision a recreation room, gym, or extra living space to suit your lifestyle. Located in a rapidly growing community, this beautiful family home offers both style and functionality. A must-see to truly appreciate its value!

Built in 2022

Essential Information

MLS® #	A2198602
Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,835
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	137 Treeline Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S1

Amenities

Amenities	Other
Parking Spaces	1

Parking	Double Garage Detached, Garage Door Opener
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	R-G
HOA Fees	330
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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