

# \$713,900 - 13 Treeline Avenue Sw, Calgary

MLS® #A2215986

**\$713,900**

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	\$713,900
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	Quartz Counters, Walk-In Closet(s), High Ceilings
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Gas Range, Gas Stove
Heating	Forced Air, Central
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

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

### Additional Information

Date Listed	April 29th, 2025
Days on Market	70
Zoning	R-G
HOA Fees	330
HOA Fees Freq.	ANN

### Listing Details

Listing Office	URBAN-REALTY.ca
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