

# \$712,500 - 169 Treeline Avenue Sw, Calgary

MLS® #A2201340

## \$712,500

3 Bedroom, 3.00 Bathroom, 1,641 sqft

Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Welcome home to the Barwell. This 1641 sq ft quick possession by Calbridge Homes features 3 bedrooms, 2.5 baths and an upper floor laundry. This beautifully curated home comes with a side entry for potential future development, electric fireplace in the great room, upgraded railing and carpet with 8LB underlay. The interior selections hand picked by our designers feature a contemporary black and white color palette. Black lighting, hardware, and faucets throughout. With a sleek two-tone kitchen, you'll also find quartz throughout. Your primary bedroom comes with an impressive oversized walk-in closet and a large 5 piece ensuite complete with dual sinks and separate tub and shower. This home also comes with a 200 AMP electrical panel and has solar rough-in to the 20'0"x22'0" detached garage for future installation. Photos are representative.

Built in 2025

### Essential Information

MLS® #	A2201340
Price	\$712,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,641



Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	169 Treeline Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0S1

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Double Vanity, Open Floorplan, Walk-In Closet(s), Stone Home
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Back Yard, Back Lane
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Vinyl Siding



Foundation      Poured Concrete

### Additional Information

Date Listed      March 11th, 2025

Days on Market      131

Zoning      R-G

### Listing Details

Listing Office      Bode Platform Inc.



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