

# \$838,900 - 101 Treeline Manor Sw, Calgary

MLS® #A2255338

**\$838,900**

5 Bedroom, 4.00 Bathroom, 1,891 sqft  
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Welcome to this beautifully designed 5-bedroom, 3.5-bathroom home with a fully finished legal basement suite, ideally located near shopping, schools, parks, and the new Southwest Ring Road in the sought-after Alpine Park community. The main floor boasts an open-concept layout featuring a spacious kitchen with quartz countertops, a 9' island, and a generous walk-in pantry—perfect for both everyday living and entertaining. Adjacent to the kitchen is a bright and open dining area, flowing seamlessly into the living space. You'll also find a dedicated office, a convenient mudroom with extra storage, and access to the attached rear garage with a built-in workspace area. Enjoy the outdoors with a beautifully landscaped front yard, a charming front porch, and a rear courtyard patio—ideal for outdoor living. Upstairs, the primary bedroom offers a true retreat with a walk-in closet and a luxurious 4-piece ensuite that includes double vanities and a spacious walk-in shower. Two additional bedrooms, one with its own walk-in closet, a full bathroom, and a laundry room complete the upper level for ultimate convenience. The fully developed legal basement suite features a private entrance, its own furnace and temperature control panel, a full kitchen, a laundry room, and a large rec room. With two additional bedrooms and a full bathroom, this suite is ideal for tenants, young adults, or extended family guests. Located just 16 minutes from downtown Calgary and 32



minutes to the mountains, this home offers unbeatable access to major roads, nearby schools, and parks. It is less than 5 minutes from Costco and other major shopping centers. There is new bus heads to Fish Creek LRT station. Don't miss the opportunity to own this versatile and spacious home in one of Calgary's best-connected and fastest-growing communities!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255338    |
| Price          | \$838,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,891       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 101 Treeline Manor Sw |
| Subdivision | Alpine Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 0S3               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Oven, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features None

Lot Description Back Lane, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame, Asphalt

Foundation Poured Concrete

## Additional Information

Date Listed September 18th, 2025

Days on Market 47

Zoning DC

HOA Fees 330

HOA Fees Freq. ANN

## Listing Details

Listing Office Homecare Realty Ltd.

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