

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

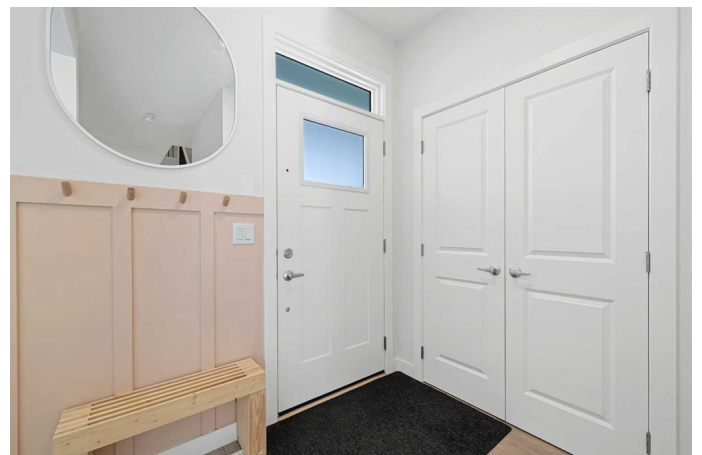
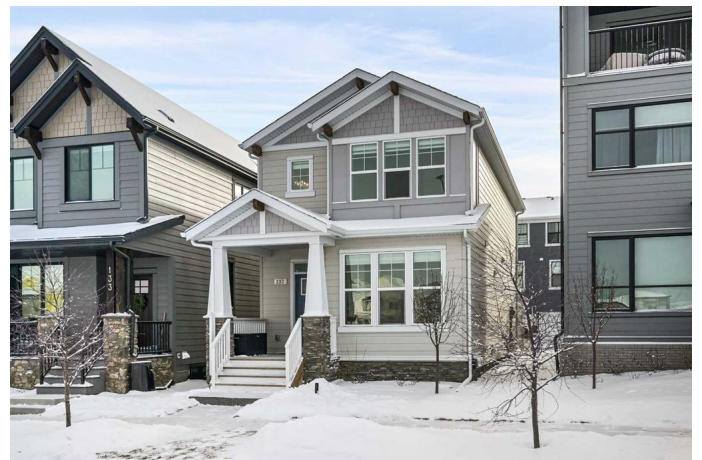
MLS® #A2198602

**\$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 - 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 areas—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	10
Zoning	R-G
HOA Fees	330
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Greater Property Group
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