

# \$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, No Animal H<br>Pantry, Separate Entrance,<br>Closet(s) |
| Appliances        | Dishwasher, Microwave, Ran  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Decorative, Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

**Exterior**

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



Foundation      Poured Concrete

### Additional Information

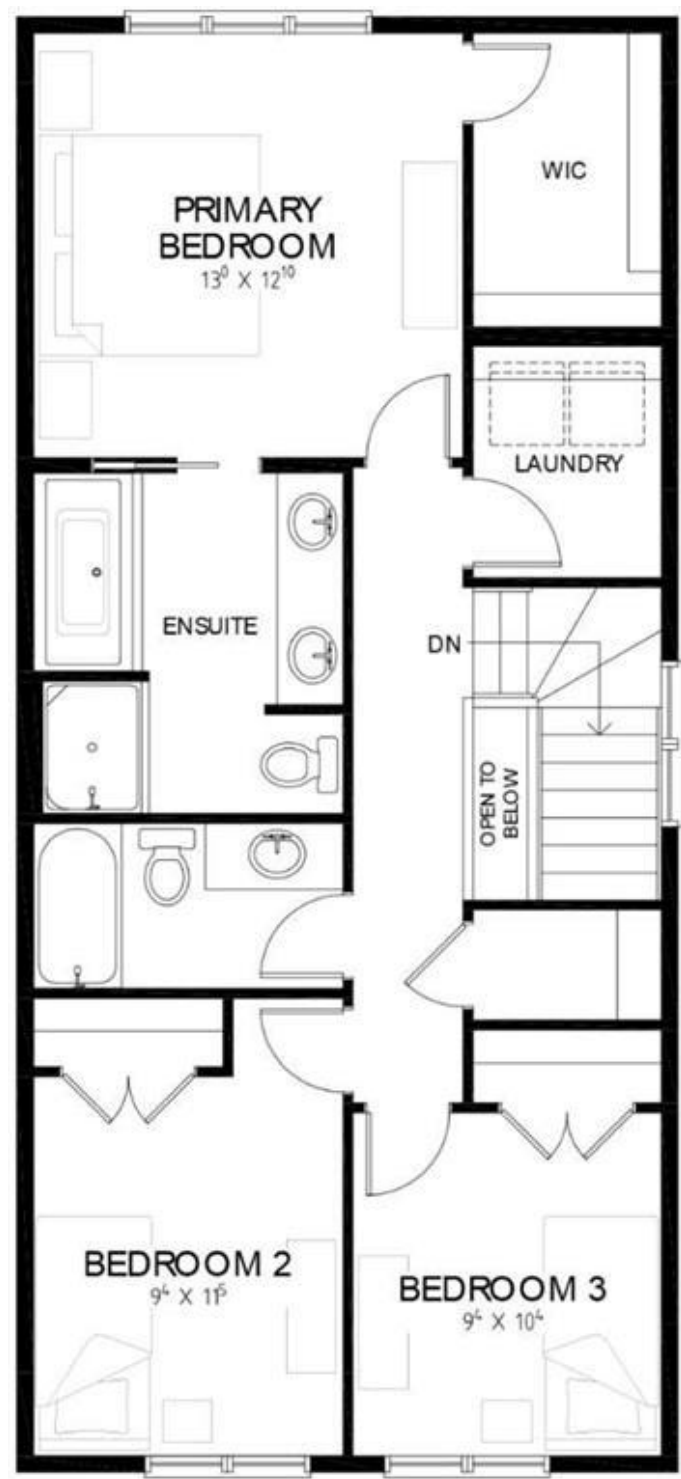
Date Listed      March 11th, 2025

Days on Market      109

Zoning      R-G

### Listing Details

Listing Office      Bode Platform Inc.



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.