

# \$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 Pantry, Separate Entrance, Closet(s)
Appliances	Dishwasher, Microwave, Refi
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, Vinyl Siding, Wood Frame



Foundation      Poured Concrete

### Additional Information

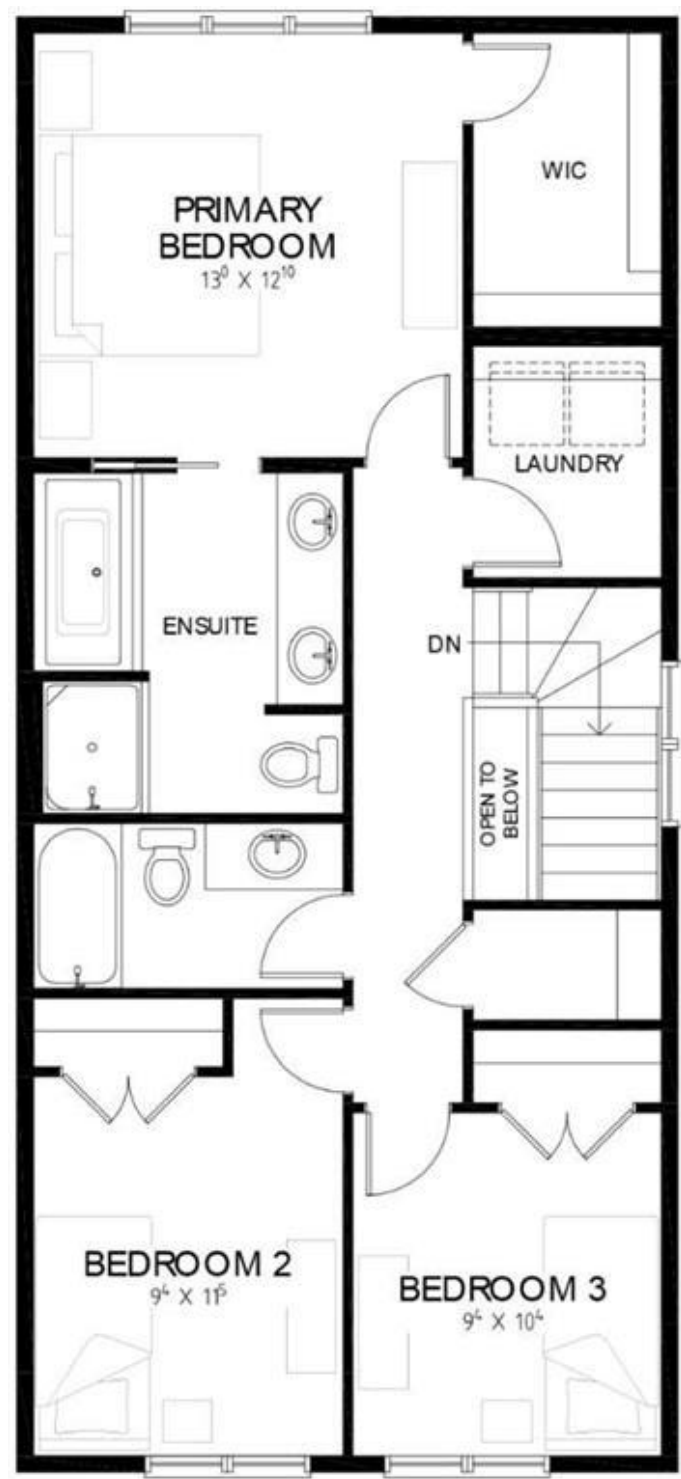
Date Listed      March 11th, 2025

Days on Market      95

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.