

# \$799,900 - 72 Treeline Common Sw, Calgary

MLS® #A2239391

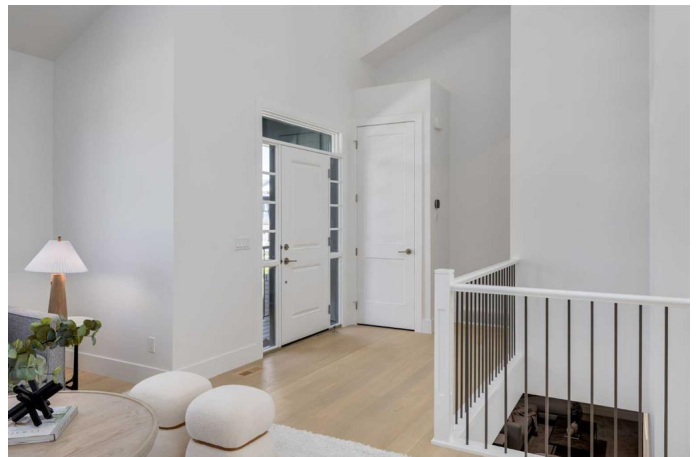
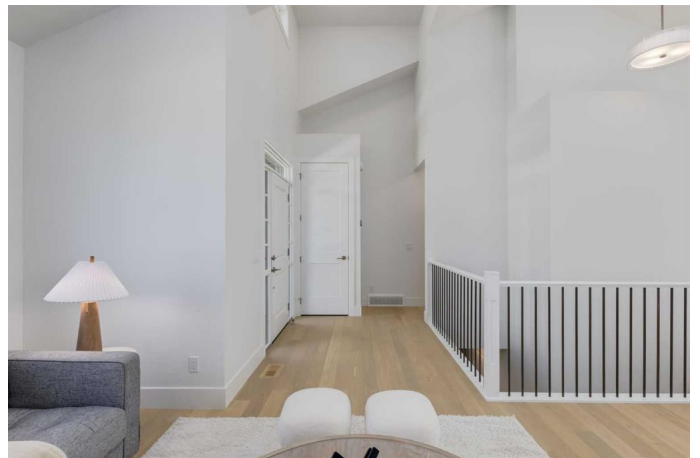
**\$799,900**

2 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Welcome to The Schaffer, a beautifully designed bungalow that combines thoughtful layout, eye-catching curb appeal, and timeless design elements. Set on a wide, premium lot facing a lush green space, this home stands out with its smart board and brick exterior that delivers instant charm and character. Inside, vaulted ceilings create a sense of openness and light throughout the main living area. The stone-surround electric fireplace adds warmth and style, anchoring the spacious living room that flows into the heart of the home—the kitchen. This space is a true showstopper, featuring crisp white cabinetry paired with a bold olive island, sleek white quartz counters, a modern wood box hoodfan, and a stunning stacked hammered subway tile backsplash. A window above the sink brings in natural light, while upgraded stainless steel appliances, including a gas cooktop, complete the chef-inspired setup. An oversized cabinet-style pantry offers both function and design. The main floor primary bedroom is a private retreat with a generous 5-piece ensuite that includes dual sinks, a stand-alone shower, and a deep soaker tub. Wrought iron railings guide you to the fully finished basement, where you'll find a spacious recreation room, an additional bedroom, and a full 4-piece bathroom—perfect for guests, teens, or a home office setup. With its wide frontage and carefully designed layout, this home offers a sense of space and flow that's hard to find. Built with a wider frontage than most, this



home offers a unique layout that feels open yet intimate, with incredible curb appeal and a quiet setting directly across from a beautifully landscaped green space. Whether you’re relaxing on the front porch, gathering in the open kitchen, or hosting downstairs, The Schaffer offers an elevated take on bungalow living with the perfect blend of comfort, design, and location. Located in Calgary’s emerging Alpine Park community, this home is part of a new urbanist neighborhood that emphasizes walkability, connection, and nature. Designed with front porches, tree-lined boulevards, and rear lane garages, Alpine Park encourages a strong sense of community. Residents enjoy quick access to lush green spaces, pedestrian-only pathways, gathering areas, and future amenities in Alpine Village, a mixed-use hub that will feature shops, cafés, and community events. With easy access to the new Southwest Ring Road, downtown is just 15 minutes away, and the mountains are within quick reach, making this a truly unique and vibrant place to call home.

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239391    |
| Price          | \$799,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,211       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 72 Treeline Common Sw |
| Subdivision | Alpine Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 0S3               |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Park, Picnic Area, Playground, Community Gardens |
| Parking Spaces | 2                                                |
| Parking        | Double Garage Attached                           |
| # of Garages   | 2                                                |

## Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Master Downstairs |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | None                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Electric, Living Room, Mantle, Stone                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                            |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line                                 |
| Lot Description   | Back Lane, Level, Rectangular Lot, Greenbelt |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Cement Fiber Board, Wood Frame        |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 42              |
| Zoning         | DC              |

Listing Details

Listing Office                      Real Broker

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