

# \$1,119,000 - 27 Bluerock Avenue Sw, Calgary

MLS® #A2244457

**\$1,119,000**

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Residential on 0.10 Acres

Alpine Park, Calgary, Alberta

Welcome to 27 Bluerock Avenue SW, a carefully crafted and impeccably maintained residence nestled in the vibrant community of Alpine Park. With over 2,300 square feet of thoughtfully developed living space, this modern two-storey home offers a perfect blend of comfort, contemporary design, and everyday functionality—ideal for families or anyone seeking a balanced and stylish lifestyle.

Upon entering, you’re welcomed by a warm and inviting foyer that flows effortlessly into the open-concept main floor. Sunlight pours through large windows, illuminating the rich hardwood floors and creating a bright, cohesive atmosphere. At the front of the home, a dedicated office provides a quiet, inspiring space for remote work, study, or creative pursuits.

The main living area is both spacious and cozy, centered around a large picture window and flowing seamlessly into the dining space—perfect for casual family meals or hosting guests. The kitchen is as functional as it is beautiful, with sleek cabinetry, quartz countertops, a striking waterfall-edge island, and a full stainless steel appliance package. A window above the sink offers views of the backyard, while the adjacent dining area opens to a large deck with a built-in BBQ gas line, extending your living space outdoors.



Upstairs, a spacious family room offers a versatile area for relaxing, watching movies, or spending quiet evenings together. The upper level includes three generously sized bedrooms, including a serene primary suite featuring a walk-in closet with custom shelving and a luxurious 5-piece ensuite. Enjoy the standalone tub, glass and tile shower, and dual vanities—creating a private retreat to unwind. Two additional bedrooms share a well-appointed 5-piece bathroom, and waterproof carpeting throughout the level adds both durability and comfort.

The lower level is unfinished and ready for your personal vision—whether you dream of a home gym, a children's playroom, or a media room, the possibilities are wide open. Outside, the backyard offers a quiet space for relaxation or entertaining, while the double attached garage includes electric vehicle plug-ins for added convenience.

Located in Alpine Park, one of Calgary’s most exciting and thoughtfully planned communities, this home provides easy access to Stoney Trail, and is just minutes from parks, schools, shopping, dining, and scenic walking paths. Don’t miss the opportunity to make this exceptional home your own. Schedule your private showing today.

Built in 2023

**Essential Information**

MLS® #	A2244457
Price	\$1,119,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,357
Acres	0.10

Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	27 Bluerock Avenue Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Z9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle

Construction	Brick, Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	R-G
HOA Fees	330
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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