

# \$714,900 - 53 Bluerock Hill Sw, Calgary

MLS® #A2237753

**\$714,900**

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

The Cameron at 1,534 sq ft is a brand-new character laned featuring a large front veranda with double detached garage. The exterior features farmhouse architecture with Hardie board siding. The interior palette showcases high quality finishings, including 9â€™™ main and upper floor ceilings, LVP flooring and quartz countertops throughout. The kitchen features Nordic HDF cabinetry with soft close doors and drawers, Samsung stainless steel appliances including chimney hood fan, granite sink, and champagne bronze hardware. Located off the kitchen is a large 10â€™™ x 10â€™™ deck. The open concept main floor features a rear kitchen with bright street facing family room. The upper floor features a large primary bedroom at the back of the home with a large, tiled shower, soaker tub and dual sinks. The second floor is complete with 2 front situated secondary bedrooms. The front yard is fully landscaped.. Located in Alpine Park, one of Calgary's newest developments in the city's SW. Photos are representative.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2237753  |
| Price     | \$714,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,533       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 53 Bluerock Hill Sw |
| Subdivision | Alpine Park         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y 0V7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                                |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Lane                                               |
| Roof              | Asphalt Shingle                                         |
| Construction      | Cement Fiber Board, Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                                         |

Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 39             |
| Zoning         | R-G            |
| HOA Fees       | 330            |
| HOA Fees Freq. | ANN            |

Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|



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