

A photograph of a garden path. The path is made of light-colored gravel and concrete. On the left side of the path, there are clumps of tall, feathery blue grasses. On the right side, there are dense, low-growing purple flowers, likely lavender. The background shows more greenery and a small black garden light.

CALGARY

ALPINE PARK

CANADA

HOA/CONDO GUIDE

A vertical photograph of a couple walking away from the camera down a long, straight path lined with trees. The trees have vibrant yellow and orange autumn foliage, creating a canopy over the path. The ground is covered in fallen leaves. The text "SETTING A HIGHER STANDARD" is overlaid in large, white, bold, sans-serif capital letters in the upper half of the image.

SETTING A HIGHER STANDARD



So much more than simple sod.

Not all parks are built alike. Alpine Park's Homeowner Association empowers the community with dramatically upgraded public spaces, with elevated maintenance standards, higher quality amenities, and better long-term care of these vital neighbourhood hubs.

From the inviting public hearth and community gardens within the green court park system, to the dramatic Skyline Pond overlook, to the convenient BBQ picnic seating areas, Alpine Park's gathering spaces anchor the community and help bring residents together.

HOA

ALPINE PARK HOMEOWNERS ASSOCIATION

All properties within Alpine Park pay a modest annual Homeowner's Association due that supports the enhanced public amenities offered within the community and helps ensure higher-than-City-standard maintenance levels.

HOA dues cover

- ▼ Operation and maintenance of private parks, including associated power, water, natural gas utilities and community garden repair
- ▼ Stormwater pond fountain power
- ▼ Grass cutting of green boulevards (where there is a separate walk set back from the roadway)
- ▼ Snow clearing of regional path system, public and private park walkways, and cut-through paths (connecting parallel streets between homes) but excluding public sidewalks (non-regional walkways in front of homes)
- ▼ Servicing of garbage receptacles for parks and ponds

\$330* est. annual

*All estimated fees subject to change

CONDO

GREEN COURT BARE LAND CONDOMINIUMS

All court homes in Alpine Park belong to the respective bare land condominium corporation of that parcel. Unlike apartment condominiums, the only common property is the laneway providing access to each home's garage.

Otherwise, the condo fee covers services you get above and beyond - such as winter snow removal from lanes - or services you'd have paid elsewhere regardless, such as private garbage collection.

Condo fees cover

- ▼ HOA membership and annual fees
- ▼ Snow removal from public sidewalks along adjacent public roads (excluding section leading up to front doors)
- ▼ Periodic snow removal from lanes (i.e. during larger snow falls)
- ▼ Private garbage / recycling / compost collection (unless otherwise provided by City of Calgary)
- ▼ Condominium Corporation operation and administration including reserve fund contribution

\$110* est. monthly average

(includes annual HOA due, exact fees dependent on given lot size)

dream 

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