

A photograph of a garden path. The path is made of light-colored gravel and is bordered by dense purple flowers, likely lavender, on the right side. On the left side of the path, there are tall, feathery silver grasses. The background shows more greenery and a small black object, possibly a garden light.

CALGARY

ALPINE PARK

CANADA

HOA/CONDO GUIDE



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 to maintain Alpine Park's treelined streetscapes (where there is a separate walk set back from the roadway)
- ❑ Snow clearing to ensure access along the asphalt multi-use and regional pathway system, public and private walkways, and cut-through paths. All other public sidewalks remain the responsibility of each homeowner or the Green Court bare land condominium
- ❑ Servicing of garbage receptacles and compost bins within the private parks and community gardens

\$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 receive above and beyond freehold lots - such as winter snow removal from laneways or shoveling of public sidewalks surrounding the bareland condominium block that enable a semi-lock-and-leave lifestyle for court residents.

Condo fees cover

- ❑ HOA membership and annual fees
- ❑ Snow removal from public sidewalks surrounding the condo (excluding section leading up to front doors)
- ❑ Periodic snow removal from lanes (i.e. during larger snow falls)
- ❑ Condominium Corporation operation and administration including reserve fund contribution

\$110* est. average monthly

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



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