

# \$659,000 - 72 Veranda Boulevard Sw, Calgary

MLS® #A2245601

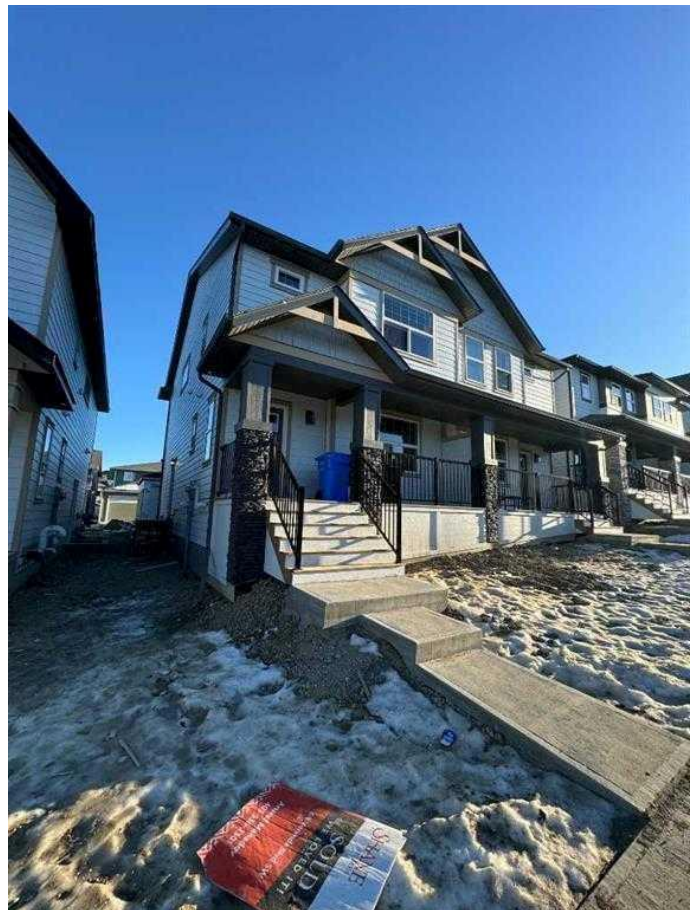
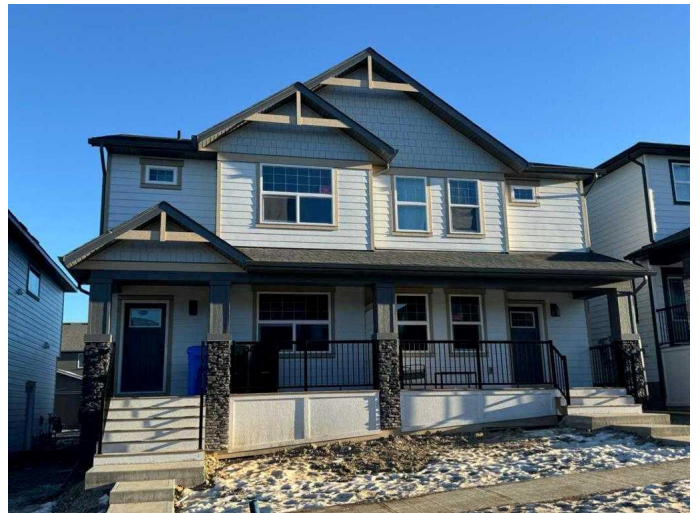
**\$659,000**

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.68 Acres

Alpine Park, Calgary, Alberta

Stunning 3-Bedroom Semi-Detached Home in Vibrant Vermilion Hill! Welcome to your dream home in the heart of the sought-after community of Vermilion Hill! This beautifully upgraded 2-storey semi-detached property offers over 1,700 sq. ft. of thoughtfully designed living space, blending comfort, style, and investment potential. Step inside to discover an open-concept main floor featuring soaring ceilings, a spacious living area, and a sleek modern kitchen complete with stainless steel appliances, a built-in microwave, quartz countertops, a large central island, and a walk-in pantry—perfect for both everyday living and entertaining. Upstairs, a cozy family room provides an ideal space to unwind. The expansive primary suite includes a walk-in closet and a luxurious 4-piece ensuite, while two additional bedrooms and convenient upper-floor laundry add to the home's functionality. The basement is ready for a legal suite, with a separate side entrance—an excellent opportunity for additional income or multigenerational living. A double detached garage is currently under construction, completing the package. Modern and durable luxury vinyl plank flooring runs throughout the home, enhancing its contemporary charm. Don't miss this exceptional opportunity to live in a thriving, amenity-rich neighborhood while also making a smart investment. Book your private viewing today and make this beautiful home yours!



Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245601               |
| Price          | \$659,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,740                  |
| Acres          | 0.68                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 72 Veranda Boulevard Sw |
| Subdivision | Alpine Park             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 0S7                 |

Amenities

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

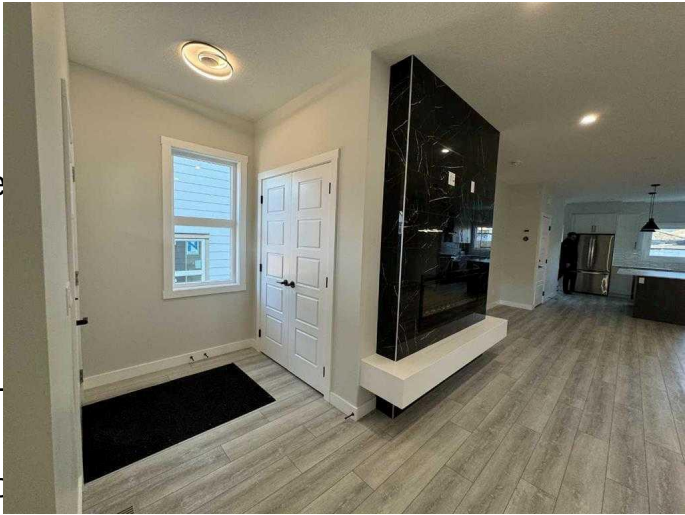
Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Washer, Washer/Dryer                    |
| Heating           | Electric, Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |

|                 |                                  |
|-----------------|----------------------------------|
| # of Fireplaces | 1                                |
| Fireplaces      | Electric                         |
| Has Basement    | Yes                              |
| Basement        | Exterior Entry, Full, Unfinished |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Private Yard           |
| Lot Description   | Back Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Composite Siding, Stone, Wood  |
| Foundation        | Poured Concrete                |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 11               |
| Zoning         | R-G              |
| HOA Fees       | 262              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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