\$749,900 - 169 Verity Manor Sw, Calgary

MLS® #A2259862

\$749,900

4 Bedroom, 3.00 Bathroom, 2,222 sqft Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Welcome to this wonderful 2-Storey over 2,200 sq.ft. developed home nestled in the highly desirable and family-oriented community of Vermillion Hill in Alpine Park The front door opens to a wide foyer leading to a convenient main floor bedroom and a formal dining room. From there you will see the spacious living room, bathed in natural light streaming through bright windows and imagine cozy evenings by the fireplace.

The fully functional kitchen features lots of cabinets fitted with LED lighting, high-end stainless-steel appliances, including wall oven and microwave. For your master chef skills, a sizable pantry, and a large quartz island with a sink with gold details

The living area also features a glass door to the large rear maintenance-free deck and of course, a great place to entertain, enjoy nature or have the kids run around. This level also has a 3pc bathroom for you and your guest's convenience.

The grand open to above staircase to the upper-level welcomes you to a large Bonus/ Family room just for relaxation or an extra space for entertainment.. your choice. The owner's suite comes with double door and its own 4-piece ensuite, double vanity with a walk in shower This level also has 2 more good sized bedrooms and another 4 pc bathroom and Laundry. The un-touched basement with rear entry await your creativity and genius. The backyard and sides also provides customization and flexibility to make it your







perfect home. You will be close to schools, as well as transportation, shopping, and many other amenities. This well-priced home is one you will not want to miss.

Built in 2024

Essential Information

MLS® # A2259862 Price \$749,900

Bedrooms 4
Bathrooms 3.00

Full Baths 3

Square Footage 2,222
Acres 0.08
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 169 Verity Manor Sw

Subdivision Alpine Park

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0n5

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home, Pantry

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s),

Microwave, Refrigerator, Washer/Dryer

Heating High Efficiency, Natural Gas, ENERGY STAR Qualified Equipment

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Playground, Private Entrance, Private Yard

Lot Description Corner Lot, Reverse Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2025

Days on Market 42

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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