

# \$888,750 - 77 Versant Point Sw, Calgary

---

MLS® #A2253741

**\$888,750**

4 Bedroom, 3.00 Bathroom, 2,463 sqft

Residential on 0.09 Acres

Alpine Park, Calgary, Alberta

Welcome to the Pierce “where thoughtful design meets everyday comfort. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This home features a main floor flex room and a mudroom with bench, coat racks, and cubbies for added functionality. The executive kitchen includes built-in stainless steel appliances, gas cooktop, peninsula layout, and a walk-through pantry. The great room offers a cozy electric fireplace with mantle and access to the rear deck. Upstairs, enjoy a vaulted bonus room, tile flooring in wet areas, dual sinks in the main bath, and a 5-piece ensuite with standalone tub and walk-in shower. Large windows throughout bring in beautiful natural light. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s™s designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches”all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.



Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253741    |
| Price          | \$888,750   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,463       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 77 Versant Point Sw |
| Subdivision | Alpine Park         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y0Z5              |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                              |
| Heating           | Forced Air                                                                                                                                      |
| Cooling           | None                                                                                                                                            |

|                 |                              |
|-----------------|------------------------------|
| Fireplace       | Yes                          |
| # of Fireplaces | 1                            |
| Fireplaces      | Decorative, Electric, Mantle |
| Has Basement    | Yes                          |
| Basement        | Full, Unfinished             |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Lighting                              |
| Lot Description   | Back Yard                             |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 3                   |
| Zoning         | R-G                 |
| HOA Fees       | 250                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.