

\$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	36
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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