

\$634,000 - 33 Verity Manor Sw, Calgary

MLS® #A2208409

\$634,000

3 Bedroom, 3.00 Bathroom, 1,327 sqft
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Designed with moody, stylized finishes and a layout tailored for modern living, this home is ready for you to make it your own. Located in the desirable southwest community of Vermillion Hill/Alpine Park, this stylish 3-bedroom, 2.5-bathroom home combines modern design with everyday convenience. Featuring 9-ft ceilings on the main floor, a bright kitchen with quartz countertops, two-tone cabinetry, and upgraded black stainless steel LG appliances, this home is both beautiful and functional. Warm-toned luxury vinyl plank flooring, soft-close shaker-style cabinetry with upgraded gold hardware, dimmable lighting, and a built-in bench with coat hooks in the back entryway create a luxurious atmosphere built to last. Upstairs, the spacious master bedroom includes a large walk-in closet and ensuite that boasts a deep soaker tub, black hexagon tile flooring, matte black hardware, and white quartz countertops. The main second-floor bathroom also features white quartz countertops, a soaker tub and matte black features and is across the hall from a stacked laundry area with a high-efficiency LG washer and dryer. Two more bedrooms featuring large windows and double-door closets complete the second floor. The unfinished basement with bathroom rough-in, 9-ft ceilings and poly-wrapped walls offers tons of natural light, extra storage space, and future development potential. Step outside to a newly-built composite deck & fully fenced yard with a



dedicated dog run. The 20x22 detached double garage adds even more functionality, providing ample parking and storage. Enjoy walkable amenities steps from your door including a beautiful storm pond, playgrounds, parks, gathering areas and pathways, plus, quick access to Stoney Trail. Artificial turf in the front and back yard is temporary to keep down dust and weeds and can be removed before possession at buyer's request.

Built in 2023

Essential Information

MLS® #	A2208409
Price	\$634,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,327
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	33 Verity Manor Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0T2

Amenities

Amenities	Playground
Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Chandelier, High Ceilings, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Dog Run
Lot Description	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	2
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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