

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

MLS® #A2208409

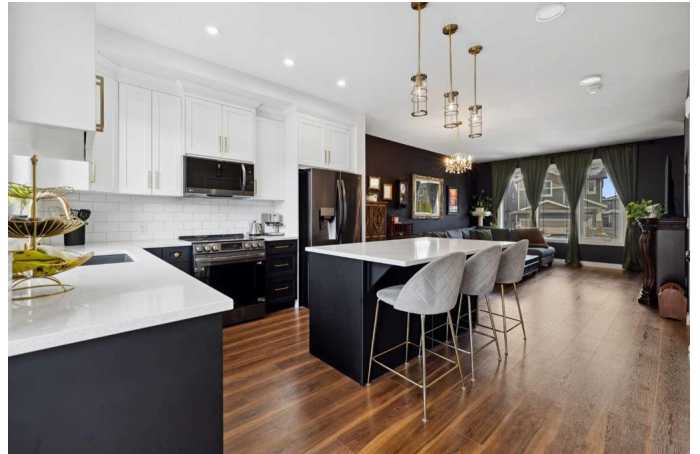
**\$634,000**

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

Alpine Park, Calgary, Alberta

**\*\*Open House April 12th & 13th: 1-3 pm\*\***

Located in the desirable southwest community of Alpine Park/Vermillion Hill, this stylish 3-bedroom, 2.5-bathroom duplex seamlessly blends moody design and modern living. Enjoy 9-ft ceilings on the main floor, durable LVP flooring, dimmable lighting, and a built-in bench with coat hooks in the back entryway. The striking kitchen offers quartz countertops, two-tone shaker-style cabinetry, and black stainless steel LG appliances. 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 black stainless steel appliances continue with a stacked high-efficiency LG washer and dryer conveniently located on the 2nd-floor next to two more bright bedrooms and another four-piece bathroom. Downstairs, 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 and 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. Built in 2023, this home is still under warranty, providing peace of mind. 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. The Sellers will transfer a \$500 landscaping credit to the new owner.

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	5
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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