

# \$715,000 - 53 Verity Manor Sw, Calgary

MLS® #A2215972

**\$715,000**

5 Bedroom, 4.00 Bathroom, 1,684 sqft

Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Welcome to your new home in one of Calgary's most desirable new communities—Alpine Park. This thoughtfully designed property offers the perfect blend of style, space, and functionality, making it an ideal choice for families, investors, or multi-generational living. Upstairs, you'll find 3 spacious bedrooms, a generously sized bonus room, and an open-concept main living area filled with character and charm. The seamless layout is perfect for entertaining, and the modern finishes create a warm and inviting atmosphere. Downstairs, the 2-bedroom Legal Suite is a standout feature—complete with its own dedicated furnace for independent heat control. This suite benefits from ample natural light, thanks to an extra window in the main living area, making it feel bright and welcoming year-round. The hardwood flooring at the basement entry and around the kitchen adds quality and durability. The oversized garage is a rare find, featuring an 8-foot overhead door, 220V power, and is insulated and drywalled—perfect for a workshop or electric vehicle charging. Step outside to a finished backyard oasis, a rare luxury in a new development. Enjoy privacy on the custom-built deck complete with a privacy wall—ideal for summer BBQs and quiet evenings. The landscaped front yard already includes newly planted trees, setting the stage for beautiful curb appeal as they mature. Whether you are looking for a house for your own personal needs, or you are an investor,



this is the perfect house for you!

Built in 2023

### Essential Information

MLS® #	A2215972
Price	\$715,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,684
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	53 Verity Manor Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0T2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Dryer, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	7
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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