$649,999 - 17 Veranda Boulevard Sw, Calgary

MLS® #A2262486

$649,999
5 Bedroom, 4.00 Bathroom, 1,700 sqft
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Welcome to Vermilion in Alpine Park â€” one of Calgaryâ€™s new and stunning SW communities! This thoughtfully designed home offers the perfect blend of style, space, and functionality, making it an ideal choice for families, investors, or multi-generational living. Upstairs, youâ€™ll find three 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, while the modern finishes create a warm and inviting atmosphere. Downstairs, the 2-bedroom Legal Suite is a true highlightâ€”complete with its own dedicated furnace for independent heat control, making it an excellent rental opportunity or private living space.
The home also features Hardie board siding, a double garage for secure parking and storage, and was built in 2024, meaning it is still under warranty for peace of mind.
Perfectly located just a 20-minute drive to downtown, this property sits steps from a pond and park, offering stunning views of the mountains, Fish Creek Park, and downtown Calgary. Enjoy the convenience of walkable amenities right outside your door, including a scenic storm pond, playgrounds, parks, gathering areas, and pathways. Plus, youâ€™ll have quick access to Stoney Trail, making commuting and daily errands effortless. Whether youâ€™re searching for your forever home or a smart investment property, this is truly a must-see home that

checks all the boxes!

Built in 2024

Essential Information

MLS® #	A2262486
Price	$649,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,700
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	17 Veranda Boulevard Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0N5

Amenities

Amenities	Parking, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	25
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Executive Real Estate Services

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