

# \$659,000 - 72 Veranda Boulevard Sw, Calgary

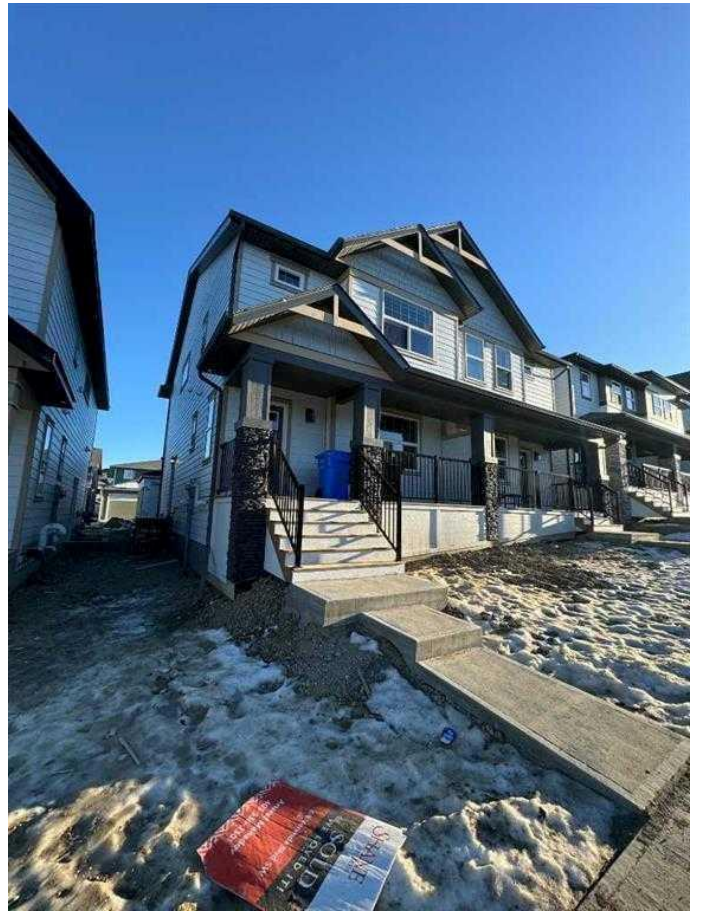
MLS® #A2245601

**\$659,000**

3 Bedroom, 3.00 Bathroom, 1,740 sqft  
Residential on 0.68 Acres

Alpine Park, Calgary, Alberta

Stunning 3-Bedroom Semi-Detached Home in Vibrant Vermilion Hill! Welcome to your dream home in the heart of the sought-after community of Vermilion Hill! This beautifully upgraded 2-storey semi-detached property offers over 1,700 sq. ft. of thoughtfully designed living space, blending comfort, style, and investment potential. Step inside to discover an open-concept main floor featuring soaring ceilings, a spacious living area, and a sleek modern kitchen complete with stainless steel appliances, a built-in microwave, quartz countertops, a large central island, and a walk-in pantry—perfect for both everyday living and entertaining. Upstairs, a cozy family room provides an ideal space to unwind. The expansive primary suite includes a walk-in closet and a luxurious 4-piece ensuite, while two additional bedrooms and convenient upper-floor laundry add to the home's functionality. The basement is ready for a legal suite, with a separate side entrance—an excellent opportunity for additional income or multigenerational living. A double detached garage is currently under construction, completing the package. Modern and durable luxury vinyl plank flooring runs throughout the home, enhancing its contemporary charm. Don't miss this exceptional opportunity to live in a thriving, amenity-rich neighborhood while also making a smart investment. Book your private viewing today and make this beautiful home yours!



Built in 2024

## Essential Information

MLS® #	A2245601
Price	\$659,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,740
Acres	0.68
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	72 Veranda Boulevard Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S7

## Amenities

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

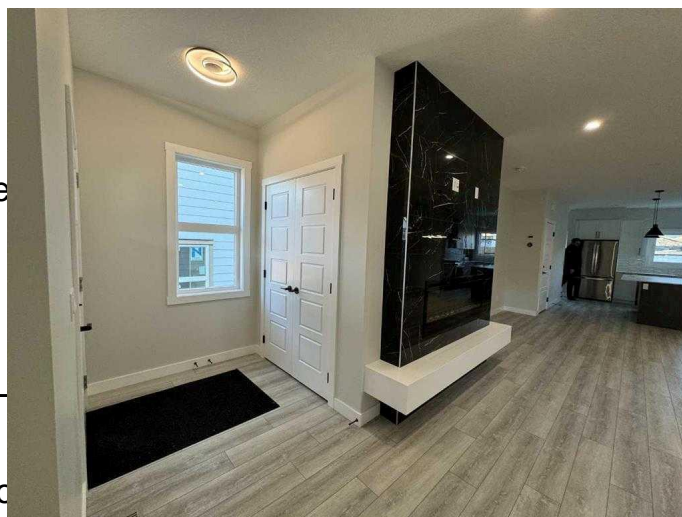
## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Exterior Entry, Full, Unfinishe

### Exterior

Exterior Features Garden, Private Yard  
Lot Description Back Lane, Back Yard, City L  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wo  
Foundation Poured Concrete



### Additional Information

Date Listed August 4th, 2025  
Days on Market 6  
Zoning R-G  
HOA Fees 262  
HOA Fees Freq. ANN

### Listing Details

Listing Office URBAN-REALTY.ca

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