

# \$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 | 2             |
| Zoning         | R-G           |
| HOA Fees       | 263           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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