

# **\$679,000 - 72 Veranda Boulevard Sw, Calgary**

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MLS® #A2214233

**\$679,000**

3 Bedroom, 3.00 Bathroom, 1,740 sqft  
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Stunning 3-Bedroom Semi-Detached Home in  
Vibrant Vermilion Hill!

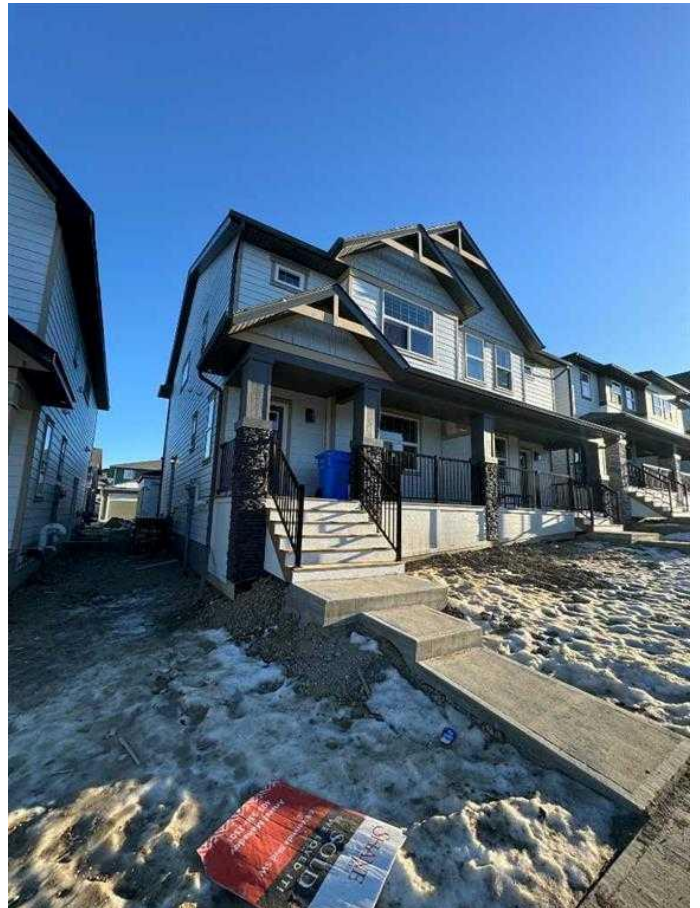
Welcome to your dream home in the heart of  
the sought-after community of Vermilion Hill!  
This beautifully upgraded 2-storey  
semi-detached property offers over 1,700 sq.  
ft. of thoughtfully designed living space,  
blending comfort, style, and investment  
potential.

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 pantryâ€”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  
homeâ€™s functionality.

The basement is ready for a legal suite, with a  
separate side entranceâ€”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.

Donâ€™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® #	A2214233
Price	\$679,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,740
Acres	0.06
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

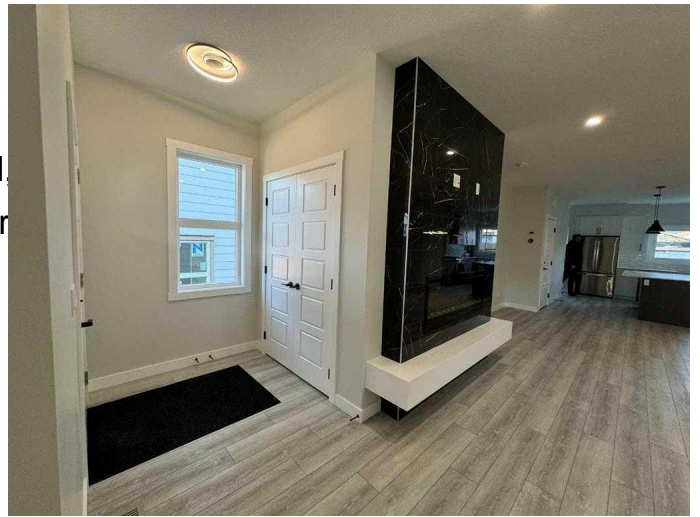
**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features High Ceilings, Kitchen Island,  
Appliances Dishwasher, Gas Stove, Micro  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Exterior Entry, Full, Unfinished



## Exterior

Exterior Features Garden, Private Yard  
Lot Description Back Lane, Back Yard, Beach  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed April 23rd, 2025  
Days on Market 23  
Zoning R-G  
HOA Fees 262  
HOA Fees Freq. ANN

## Listing Details

Listing Office URBAN-REALTY.ca

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