

# \$759,900 - 169 Verity Manor Sw, Calgary

MLS® #A2222611

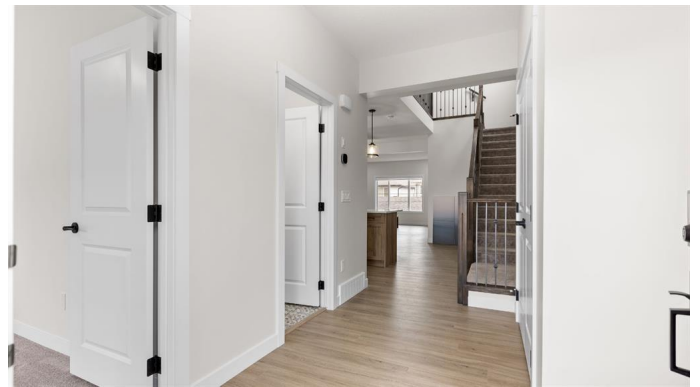
**\$759,900**

4 Bedroom, 3.00 Bathroom, 2,213 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Best Priced property in the area!! Step into this exceptional two-storey corner-lot home, offering over 2,213 sq. ft. of thoughtfully designed living space, complete with 4 spacious bedrooms, 3 full bathrooms, a versatile bonus room, and a host of upscale features throughout. Perfectly blending modern elegance with everyday comfort, this home welcomes you with an airy open-concept layout and a show-stopping open-to-below staircase accented by sleek metal railings that bring a sophisticated architectural touch. The heart of the home is a beautifully appointed gourmet kitchen featuring quartz countertops, a premium KitchenAid gas range, full-height cabinetry, and an oversized island—ideal for cooking, entertaining, and creating memories. Inside, enjoy \$80,000 in premium builder upgrades, including high-end finishes, luxury flooring, quartz counters, upgraded cabinetry, and designer lighting. The smart home package provides modern convenience, with voice or app-controlled lighting, climate, and security. The main floor includes a full bedroom and a 4-piece bathroom, making it an ideal setup for guests, in-laws, or multi-generational living. Upstairs, a thoughtfully placed laundry room offers added convenience, while the bonus room provides flexible space for a home office, play area, or media lounge. Retreat to the expansive primary bedroom, which showcases downtown skyline views, a large walk-in closet, and a spa-inspired ensuite with dual vanities and a



glass-enclosed shower. Two additional well-sized bedrooms and another full bath complete the upper level. Outside, enjoy summer evenings on the rear deckâ€”perfect for BBQs and gatheringsâ€”while the double detached garage offers secure parking and extra storage. This home is a perfect balance of style, space, and function in a desirable location. Builder will complete the concrete path, and grade the lot. Call today to book your private tour.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222611    |
| Price          | \$759,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,213       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 169 Verity Manor Sw |
| Subdivision | Alpine Park         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y 0S6             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Playground, Private Entrance, Private Yard

Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 20th, 2025

Days on Market 32

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

## Listing Details

Listing Office Century 21 Bravo Realty

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