

# \$742,800 - 30 Versant Path Sw, Calgary

MLS® #A2236718

## \$742,800

3 Bedroom, 3.00 Bathroom, 1,883 sqft  
Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Welcome to the Elliot model by Broadview Homes, located in the vibrant new community of Vermilion Hill! This 1,815 sq ft 2-storey home offers 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept layout perfect for modern living - front facing a greenspace. The main floor features a stylish kitchen, a bright dining area, and a cozy electric fireplace in the great room - ideal for relaxing or entertaining. Upstairs, enjoy the extra-large bonus room, perfect for a home office, media room, or play area. Situated on a desirable garden lot, the home includes a charming front porch and a double detached garage. High-quality standard finishes are included, and buyers have the exciting option to personalize interior selections to match their style.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2236718  |
| Price          | \$742,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,883     |
| Acres          | 0.07      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 Versant Path Sw |
| Subdivision | Alpine Park        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y0Z4             |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Insert  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | None              |
| Lot Description   | Garden            |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Wood Frame |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 56             |
| Zoning         | R-G            |
| HOA Fees       | 262            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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