

# \$670,000 - 256 Verbena Common Sw, Calgary

MLS® #A2258670

## \$670,000

3 Bedroom, 3.00 Bathroom, 1,634 sqft  
Residential on 0.07 Acres

NONE, Calgary, Alberta

Discover the Vilano by Shane Homes in the sought-after community of Vermilion Hill. This pre-construction laned home offers the ability to customize the floorplan and finishes to suit your lifestyle. The main floor features an open-concept layout with a spacious kitchen and walk-in pantry, ideal for entertaining and everyday living. Upstairs, youâ€™ll find 3 bedrooms, 2 full bathrooms, and a central family room that creates a comfortable retreat for the whole household. A 20' x 22' double detached garage is included, and the entire home is finished in durable Hardie Board siding for lasting curb appeal. Visit us today to begin customizing your Shane Home. Photos are of previously built homes. Photos are representative.

Built in 2026

## Essential Information

MLS® #	A2258670
Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,634
Acres	0.07
Year Built	2026
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	256 Verbena Common Sw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0N5

### Amenities

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

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Smart Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	TBD

HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.