

# \$689,999 - 17 Veranda Boulevard Sw, Calgary

MLS® #A2262486

**\$689,999**

5 Bedroom, 4.00 Bathroom, 1,700 sqft  
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Welcome to Vermilion in Alpine Park â€” one of Calgaryâ€™s new and stunning SW communities! This thoughtfully designed home offers the perfect blend of style, space, and functionality, making it an ideal choice for families, investors, or multi-generational living. Upstairs, youâ€™ll find three 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, while the modern finishes create a warm and inviting atmosphere. Downstairs, the 2-bedroom Legal Suite is a true highlightâ€”complete with its own dedicated furnace for independent heat control, making it an excellent rental opportunity or private living space.

The home also features Hardie board siding, a double garage for secure parking and storage, and was built in 2024, meaning it is still under warranty for peace of mind.

Perfectly located just a 20-minute drive to downtown, this property sits steps from a pond and park, offering stunning views of the mountains, Fish Creek Park, and downtown Calgary. Enjoy the convenience of walkable amenities right outside your door, including a scenic storm pond, playgrounds, parks, gathering areas, and pathways. Plus, youâ€™ll have quick access to Stoney Trail, making commuting and daily errands effortless. Whether youâ€™re searching for your forever home or a smart investment property, this is truly a must-see home that



checks all the boxes!

Built in 2024

**Essential Information**

MLS® #	A2262486
Price	\$689,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,700
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	17 Veranda Boulevard Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0N5

**Amenities**

Amenities	Parking, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

**Exterior**

Exterior Features	Playground
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 6th, 2025
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Executive Real Estate Services
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