\$724,800 - 70 Versant View Sw, Calgary

MLS® #A2194391

\$724,800

3 Bedroom, 3.00 Bathroom, 1,782 sqft Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Welcome to 70 Versant View SW, a beautifully designed detached home in the sought-after community of Vermillion Hill, Calgary. Blending elegance, modern upgrades, and thoughtful design, this home offers a perfect balance of style and functionality. As you arrive, you'll be greeted by stone pillars and a west-facing front deck, the perfect spot to unwind and take in the serene surroundings. Driving up to the home, enjoy breathtaking views of downtown Calgary, adding to the allure of this prime location. The Hardie plank exterior enhances both the durability and timeless charm of the home. Inside, the open floor plan is designed for modern living, with luxury vinyl plank flooring flowing throughout to create a seamless and elegant feel. The upgraded kitchen is a showstopper, featuring ceiling-height cabinetry, glass display cabinets, and premium upgraded appliances, including a gas stove and built-in microwave. A BBQ gas line in the backyard makes summer entertaining effortless. The open-concept living space is warmed by a stunning 50― electric fireplace, enhanced with floor-to-ceiling upgraded tile, offering a cozy yet modern ambiance. Large windows flood the home with natural light, highlighting the elegant lighting fixtures that add a touch of sophistication. Upstairs, convenience meets luxury with a laundry room and stylish bathrooms that complement the kitchen's colour theme, creating a harmonious flow throughout the home. The master ensuite is a private retreat,







featuring a tiled shower with sleek black-accented trims, dual undermount sinks, and a spacious walk-in closet. Additional highlights include an upgraded 8-foot garage door on the detached double-car garage, A/C rough-ins for year-round comfort, and a private side entrance with rough-ins for a future legal suite, offering excellent rental potential. Situated close to shopping, amenities, and Stoney Trail, this home provides easy access to downtown Calgary. Offering a perfect blend of modern elegance, an open floor plan, and future investment potential, this is a must-see home in one of Calgary's most desirable new communities.

Built in 2025

Essential Information

MLS® # A2194391 Price \$724,800

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,782 Acres 0.07

Year Built 2025

Type Residential Sub-Type Detached

Sub-Type Detached Style 2 Storey

Status Active

Community Information

Address 70 Versant View Sw

Subdivision Alpine Park

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0X3

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Quartz

Counters

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard, BBQ gas line

Lot Description Back Yard, Interior Lot

Roof Asphalt Shingle

Construction Wood Frame, Stone

Foundation Poured Concrete

Additional Information

Date Listed February 14th, 2025

Days on Market 77

Zoning R-G

HOA Fees 260

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.