

# \$734,800 - 26 Versant Path Sw, Calgary

MLS® #A2243253

## \$734,800

3 Bedroom, 3.00 Bathroom, 1,780 sqft  
Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Introducing the Concord II in beautiful Vermilion Hill, built by Broadview Homes—a thoughtfully designed 1717 sqft home that perfectly blends style, comfort, and location. This 3 bedroom, 2.5 bathroom home is ideally situated directly across from a large, scenic green space, offering unobstructed views and a sense of openness rarely found in the city. Enjoy the serenity of nature right outside your front door while still being close to all the essentials. Inside, you'll find upgraded, high-quality interior finishes, a spacious main floor flex room, and an open-concept layout perfect for everyday living and entertaining. The kitchen and living areas flow seamlessly to the rear deck, ideal for relaxing outdoors. Upstairs, the upgraded primary ensuite adds a touch of luxury, while Hardie board siding enhances the home's curb appeal and durability. A detached double garage completes this amazing package. Photos are representative.



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2243253  |
| Price      | \$734,800 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 1,780       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 26 Versant Path Sw |
| Subdivision | Alpine Park        |
| 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 | 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 29th, 2025  
Days on Market                97  
Zoning                              R-G  
HOA Fees                         262  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Bode Platform Inc.

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