

\$759,900 - 169 Verity Manor Sw, Calgary

MLS® #A2222611

\$759,900

4 Bedroom, 3.00 Bathroom, 2,213 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Best Priced property in the area!! Step into this exceptional two-storey corner-lot home, offering over 2,213 sq. ft. of thoughtfully designed living space, complete with 4 spacious bedrooms, 3 full bathrooms, a versatile bonus room, and a host of upscale features throughout. Perfectly blending modern elegance with everyday comfort, this home welcomes you with an airy open-concept layout and a show-stopping open-to-below staircase accented by sleek metal railings that bring a sophisticated architectural touch. The heart of the home is a beautifully appointed gourmet kitchen featuring quartz countertops, a premium KitchenAid gas range, full-height cabinetry, and an oversized island—ideal for cooking, entertaining, and creating memories. Inside, enjoy \$80,000 in premium builder upgrades, including high-end finishes, luxury flooring, quartz counters, upgraded cabinetry, and designer lighting. The smart home package provides modern convenience, with voice or app-controlled lighting, climate, and security. The main floor includes a full bedroom and a 4-piece bathroom, making it an ideal setup for guests, in-laws, or multi-generational living. Upstairs, a thoughtfully placed laundry room offers added convenience, while the bonus room provides flexible space for a home office, play area, or media lounge. Retreat to the expansive primary bedroom, which showcases downtown skyline views, a large walk-in closet, and a spa-inspired ensuite with dual vanities and a



glass-enclosed shower. Two additional well-sized bedrooms and another full bath complete the upper level. Outside, enjoy summer evenings on the rear deckâ€”perfect for BBQs and gatheringsâ€”while the double detached garage offers secure parking and extra storage. This home is a perfect balance of style, space, and function in a desirable location. Builder will complete the concrete path, and grade the lot. Call today to book your private tour.

Built in 2024

Essential Information

MLS® #	A2222611
Price	\$759,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,213
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	169 Verity Manor Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Playground, Private Entrance, Private Yard

Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 20th, 2025

Days on Market 28

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bravo Realty

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.