

53 Verity Manor SW
Calgary, Alberta**MLS # A2215972****\$697,500**

Division:	Alpine Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,684 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Private, See Remarks,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: Dishwasher x2, Microwave Hood Fan x2, Electric Stove x2, work benches in the garage

Welcome to your new home in one of Calgary's most desirable new communities—Alpine Park. This thoughtfully designed property offers the perfect blend of style, space, and functionality, making it an ideal choice for families, investors, or multi-generational living. Upstairs, you'll find 3 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, and the modern finishes create a warm and inviting atmosphere. Downstairs, the 2-bedroom Legal Suite is a standout feature—complete with its own dedicated furnace for independent heat control. This suite benefits from ample natural light, thanks to an extra window in the main living area, making it feel bright and welcoming year-round. The hardwood flooring at the basement entry and around the kitchen adds quality and durability. The oversized garage is a rare find, featuring an 8-foot overhead door, 220V power, and is insulated and drywalled—perfect for a workshop or electric vehicle charging. Step outside to a finished backyard oasis, a rare luxury in a new development. Enjoy privacy on the custom-built deck complete with a privacy wall—ideal for summer BBQs and quiet evenings. The landscaped front yard already includes newly planted trees, setting the stage for beautiful curb appeal as they mature. Whether you are looking for a house for your own personal needs, or you are an investor, this is the perfect house for you!