

# \$709,800 - 14 Versant Path Sw, Calgary

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MLS® #A2230291

## \$709,800

3 Bedroom, 3.00 Bathroom, 1,780 sqft

Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Welcome to the Concord 2 by Broadview Homes, coming soon to the beautiful community of Vermilion Hill! This 1,717 sq ft home offers 3 bedrooms, 2.5 bathrooms, and an oversized double detached garage. Quaintly situated on a traditional garden lot, south front facing a greenspace park. Designed with function and flexibility in mind, the main floor features a versatile flex room—perfect for a home office or playroom—and an open-concept layout ideal for entertaining. The Hardie Board exterior adds lasting curb appeal, while the interior boasts a spacious primary retreat with a walk-in closet and a luxurious 5-piece ensuite with dual sinks, a soaker tub, and separate shower. Set for an end of 2025 possession, this is your opportunity to personalize interior selections and make this home truly yours. Located in sought-after Vermilion Hill SW, with easy access to parks, pathways, and major routes. Don't miss this chance to build your dream home with Broadview!



Built in 2025

## Essential Information

MLS® #	A2230291
Price	\$709,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,780
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	14 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	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range
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, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	89
Zoning	R-G
HOA Fees	262
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Bode Platform Inc.
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