



5132 154 Avenue SW
Calgary, Alberta

MLS # A2315767



\$635,280

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,698 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

VERMILION HILL HOME WITH LOFT, DETACHED GARAGE & SIDE ENTRANCE FOR FUTURE POTENTIAL DEVELOPMENT. Welcome to this thoughtfully designed 3-bedroom, 2.5-bath home in the community of Vermilion Hill, built by NuVista Homes. Featuring 9' ceilings on the main floor and foundation, this home offers a bright and open layout designed for modern living. The main floor showcases luxury vinyl plank flooring and a functional kitchen complete with quartz countertops and seamless flow into the main living areas. Upstairs, enjoy the added flexibility of a loft space, convenient upper-floor laundry, and a spacious primary retreat. A side entrance provides excellent potential future development.. Outdoor living is enhanced by the 12' x 8' rear deck, perfect for summer BBQs, while the 20' x 20' detached garage adds everyday convenience and storage. A well-balanced home offering comfort, flexibility, and long-term value in the growing Vermilion Hill community. Photos are representative.