



GRASSROOTS
REALTY GROUP

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37 Verity Manor SW
Calgary, Alberta

MLS # A2332180



\$580,000

Division:	Alpine Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,337 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully appointed 3-bedroom, 3-bathroom home in the sought-after community of Vermilion Hill in Southwest Calgary. Ideally located with quick access to Stoney Trail, you'll enjoy an easy commute to downtown while being just minutes from Bragg Creek, Kananaskis, and the Rocky Mountains. Surrounded by parks, playgrounds, scenic pathways, and exciting future amenities, Vermilion Hill offers an exceptional lifestyle for families and outdoor enthusiasts alike. The bright, open-concept main floor is designed for modern living and entertaining. The stylish kitchen features quartz countertops, a large central island, stainless steel appliances, and extensive cabinet space, flowing seamlessly into the spacious dining area and sun-filled living room with oversized windows. A functional mudroom and convenient side entrance provide everyday practicality while offering excellent potential for future basement development (subject to City approval). Upstairs, the spacious primary suite includes a walk-in closet and private 3-piece ensuite. Two additional generously sized bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete the second level. Quartz countertops continue throughout the home, adding a timeless, upscale finish. Outside, enjoy a fully landscaped, low-maintenance backyard featuring premium synthetic turf, perfect for relaxing without the upkeep. The oversized detached double garage offers plenty of room for a full-size truck, additional storage, or outdoor gear. Combining stylish finishes, a functional floor plan, future development potential, and an unbeatable location close to both downtown Calgary and the mountains, this move-in-ready home is an outstanding opportunity in one of Calgary's fastest-growing southwest communities.

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