

# \$659,800 - 110 Versant Rise Sw, Calgary

MLS® #A2220640

## \$659,800

3 Bedroom, 3.00 Bathroom, 1,491 sqft  
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1491 Sq. Ft. The front door opens to a beautiful open concept great room, dining nook and kitchen with a seamless flow, this home has an expansive and comfortable living space! The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island. Facing North, this home is full of natural light beaming through the large windows. Upstairs holds 3 bedrooms, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. The basement of this home includes rough-ins ready for a secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!

Built in 2025

## Essential Information

MLS® #	A2220640
Price	\$659,800



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,491
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	110 Versant Rise Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2J9

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Alley Access, On Street, Parking Pad

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 17th, 2025  
Days on Market                1  
Zoning                              R-G  
HOA Fees                         263  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                   RE/MAX Crown



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