

# \$869,900 - 55 Versant Way Sw, Calgary

MLS® #A2208041

**\$869,900**

5 Bedroom, 3.00 Bathroom, 2,569 sqft  
Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

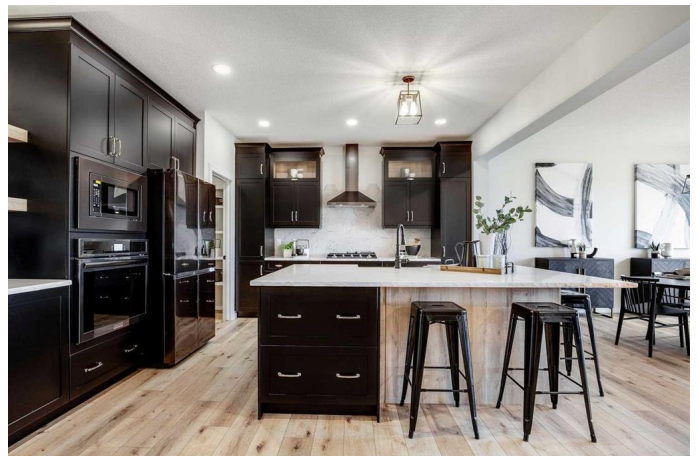
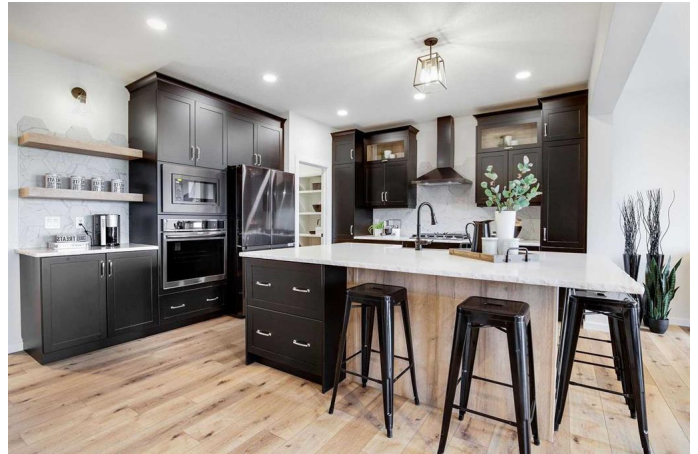
Some homes just feel right the moment you walk in—and 55 Versant Way SW is absolutely one of them. This is the kind of space that makes you imagine family dinners that turn into board game nights, the smell of pancakes on a Sunday morning, and kids racing up the stairs to call dibs on the best bedroom.

With over 2,500 sq ft, five true bedrooms, and a layout that actually understands how families live, this Lincoln model from Homes by Avi is the kind of move-up home that's hard to come by in Calgary's southwest.

There's a full bedroom and bathroom on the main floor (perfect for guests, in-laws, or a tucked-away office), and a gorgeous open-concept kitchen with a gas cooktop, wall oven, quartz counters, and a pantry you'll actually use. Upstairs, you'll find four more bedrooms, a bonus room that's made for movie nights, and laundry exactly where you need it—because running up and down stairs with a basket is no one's idea of a good time.

This home sits on a quiet street just steps from future green space, including a planned community park—an ideal backdrop for morning strolls, playground adventures, and evening catch-ups with neighbours. Add in the charming front porch, rear deck, and side entry with potential for future development, and you've got a home that grows with your family.

And then there's the setting. Vermilion Hill



already feels like Calgary’s best-kept secret”surrounded by rolling hills, big sky views, and access to nature that’s just minutes from your front door. But the real magic is what’s still to come. Picture your kids walking to future schools, riding their bikes through a network of community pathways, and growing up in a neighbourhood that’s been planned with families in mind. This is the kind of place you move into knowing it’s only going to get better. Possession is scheduled for Fall 2025, which means there’s still time to plan your next chapter”and trust me, this is one worth waiting for.

PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home. Floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2208041
Price	\$869,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,569
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	55 Versant Way Sw
Subdivision	Alpine Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 0Y9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Level, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	33
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            CIR Realty

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