

\$924,900 - 59 Versant Way Sw, Calgary

MLS® #A2266050

\$924,900

5 Bedroom, 3.00 Bathroom, 2,585 sqft

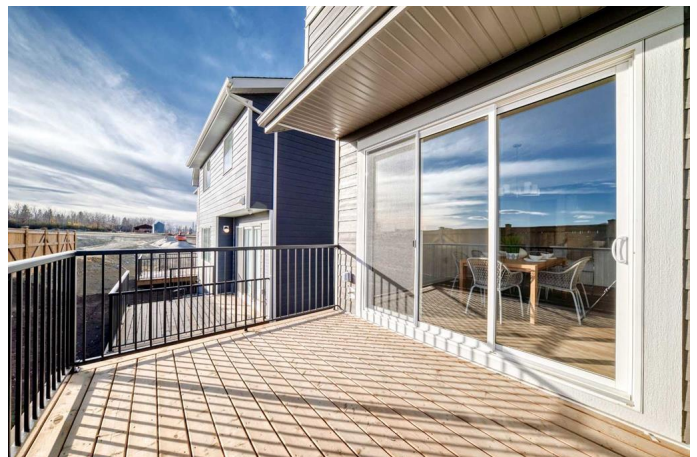
Residential on 0.10 Acres

Alpine Park, Calgary, Alberta

LET'S CALL THIS WHAT IT IS: THE CORNER LOT THAT MAKES EVERYTHING ELSE FEEL LIKE A COMPROMISE.

Cornering a BRAND-NEW PARK (play structure, picnic tables, pathways, trees), front facing privacy with no driveway staring you down from across the street, and MOUNTAIN GLIMPSES IN THE DISTANCE—this is the southwest address that checks the “location” box before you’ve even turned the key. A block away, a stretch of natural greenspace and trees softens the horizon, giving the neighbourhood that just-finished-but-already-established feel. And did you notice? THE YARD IS ALREADY DONE (front to back, fully sodded), so weekends start at the park, not the garden centre.

Inside, 2,585 SQ FT lands on the right side of “big enough” and “beautifully planned.” Light, fresh, modern finishes keep the mood calm—warm wood-toned floors ground crisp lines and a clean palette that’s both photo-ready and easy to live with. The kitchen means business: BUILT-IN WALL OVEN AND MICROWAVE, GAS COOKTOP, QUARTZ THROUGHOUT, AND A PROPER WALK-THROUGH PANTRY so groceries move from garage entry to counter without the chaos. Eight-foot doors on the main add quiet presence; an electric fireplace anchors the great room without stealing square footage.



A rare MAIN-FLOOR BEDROOM sits beside a FULL BATH with tile-and-glass shower—ideal for guests, in-laws, or a focused office that’s not wedged into a landing. Upstairs, the BONUS ROOM keeps the second floor social while FOUR UPPER BEDROOMS keep it practical. The master bedroom shows off with a SOAKING TUB and matching window, DUAL VANITIES, a TILE-AND-GLASS SHOWER, and a LARGE WALK-IN CLOSET that actually behaves like one. Even the main bath gets a DUAL SINK VANITY, because mornings shouldn’t be a negotiation. UPPER-FLOOR LAUNDRY keeps chores on the right level, and a tall stairwell window tunnels daylight where you feel it most.

Downstairs, an unfinished lower level with a SEPARATE EXTERIOR ENTRY, 9' FOUNDATION WALLS, and 200-amp service sets you up for whatever’s next—gym, media, hobby space—without painting you into a design corner. Outside, the 12'—10' DECK WITH BBQ GAS LINE extends dinner into golden hour, and the 22'—20' ATTACHED GARAGE handles real vehicles plus the seasonal gear that comes with a Calgary life.

Commuting or escaping is straightforward—QUICK ACCESS TO STONEY, everyday essentials close by, and FISH CREEK A SHORT HOP AWAY—so the routine stays easy and the weekend drive west stays tempting. Move-in ready with flexible possession. Come stand on the corner, walk to the park, and feel how this one lives. ¢ PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.

Built in 2025

Essential Information

MLS® #	A2266050
Price	\$924,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,585
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	59 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, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data, Low Flow Plumbing Fixtures, Smart Home
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	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Sloped, Views, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	26
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.