

5024 154 Avenue SW
Calgary, Alberta

MLS # A2282337



\$595,000

Division:	Alpine Park	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,696 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:	Back Lane, Back Yard	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Delta II by Shane Homes in the sought-after SW community of Vermilion Hill. This 1,644 sq ft 3-bedroom, 2.5-bath duplex is currently under construction and offers quick access to Stoney Trail. The community features scenic pathways, an elevated setting, and future schools and amenities nearby. The home features a durable Hardie Board exterior, a charming front veranda, and a double detached garage. A south-facing front provides excellent natural light, with a north-facing backyard ideal for outdoor enjoyment. The open-concept main floor includes a rear kitchen with chimney-style hood fan, walk-in pantry, dining nook, spacious family room, and a convenient half bath. Upstairs offers a bonus family room, upper-floor laundry, and three bedrooms, including the owner's bedroom with ensuite and walk-in closet. The unfinished basement includes rough-ins with the option to finish through the builder. Built by Shane Homes. Photos are for illustrative purposes only.