

**5016 154 Avenue SW**  
**Calgary, Alberta**

**MLS # A2320406**



**\$595,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,683 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully designed Shane Homes duplex offering 1,684 sq. ft. of stylish and functional living space in one of Calgary's newest southwest communities. The popular Delta II features an inviting front veranda, bright open-concept main floor, and thoughtfully designed spaces perfect for everyday living and entertaining. This home includes a side entry for future development potential, a detached double garage, stainless steel appliances including washer and dryer, and modern finishes throughout. Enjoy the perfect blend of nature and convenience with access to nearby pathways, parks, and stunning views while remaining connected to city amenities. Estimated possession October/November 2026. GST included. Don't miss your chance to own the final Delta II available in Vermilion Hill! Illustrative photos are representative only. Actual home, finishes, features, and specifications may vary.