

# \$589,900 - 61 Everglen Way Sw, Calgary

MLS® #A2211634

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to this beautifully maintained home located in the sought-after community of Evergreen. This inviting 4-level split offers a functional and flexible layout with 2 spacious bedrooms upstairs, including a primary suite with a 4-piece ensuite, plus an additional bedroom on the lower level perfect for guests, a home office, or growing families. Enjoy cozy evenings in the lower-level family room, complete with a gas fireplace, and appreciate the fresh, modern feel with new paint throughout. The high-efficiency furnace and central A/C ensure year-round comfort, while the corner pantry and abundant storage space add everyday convenience. Step outside to the full-length rear deck overlooking a sunny south-facing backyard ideal for summer BBQs and entertaining. There's ample room to build a double detached garage while still maintaining plenty of yard space. Situated within walking distance to schools, parks, and public transit and offering quick access to Stoney Trail, this home is ideally located for both families and commuters alike. Don't miss this fantastic opportunity to own in Evergreen. Book your showing today!

Built in 2006

## Essential Information

MLS® # A2211634

Price \$589,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,524         |
| Acres          | 0.07          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 61 Everglen Way Sw |
| Subdivision | Evergreen          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y 5G3            |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas, Mantle, Tile                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Walk-Out                                                                                                         |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Yard                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, |

|              |                                  |
|--------------|----------------------------------|
|              | Rectangular Lot, Street Lighting |
| Roof         | Asphalt Shingle                  |
| Construction | Wood Frame                       |
| Foundation   | Poured Concrete                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 9                |
| Zoning         | R-G              |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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