

# \$605,000 - 77 Evermeadow Manor Sw, Calgary

MLS® #A2222584

**\$605,000**

3 Bedroom, 3.00 Bathroom, 1,463 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

OPEN HOUSE - SUNDAY JUNE 1ST - 12:00 PM TO 2:00 PM. Welcome to this beautifully renovated 4-level split in the heart of Evergreen.

As you walk into this wonderful abode, you are met with a bright and open main level that showcases a sleek, contemporary kitchen complete with stainless steel appliances, fresh cabinetry, quartz countertops, stylish backsplash, a pantry and ample counter space, perfect for entertaining or family meals. The layout flows effortlessly through the dining and living room areas, and with the abundance of natural light thanks to the large front windows, and newer vinyl plank flooring, whether youâ€™re enjoying a morning coffee or catching up on the latest shows, youâ€™ll have a smile on your face.

On the upper level, you will be greeted with two comfortable bedrooms, including a generously sized primary with its own private ensuite, and an additional main bathroom, that has been fully updated with modern fixtures and finishes. The walkout level features an expansive open family room, great for family game nights, or just relaxing by the fireplace. It is also easy access to the patio (south facing backyard), and the double detached garage that is drywalled and insulated.

In the basement there is another guest bedroom and 3pc bathroom. This home



includes many upgrades with newer window coverings, appliances, roof, furnace, floors, paint, countertops, backsplash, updated bathrooms, and almost all the windows have been replaced.

Located in a desirable family friendly neighborhood, with many parks, playgrounds and schools, this move-in-ready home combines contemporary style with long-term functionality. Don't miss your chance to own a beautifully finished property with nothing left to do but move in!

Built in 2004

### **Essential Information**

MLS® #	A2222584
Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,463
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	77 Evermeadow Manor Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4W8

### **Amenities**

Parking Spaces	2
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Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	12
Zoning	R-G

## Listing Details

Listing Office	Real Broker
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