

# \$538,800 - 96 Everridge Way Sw, Calgary

MLS® #A2242546

**\$538,800**

3 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.07 Acres

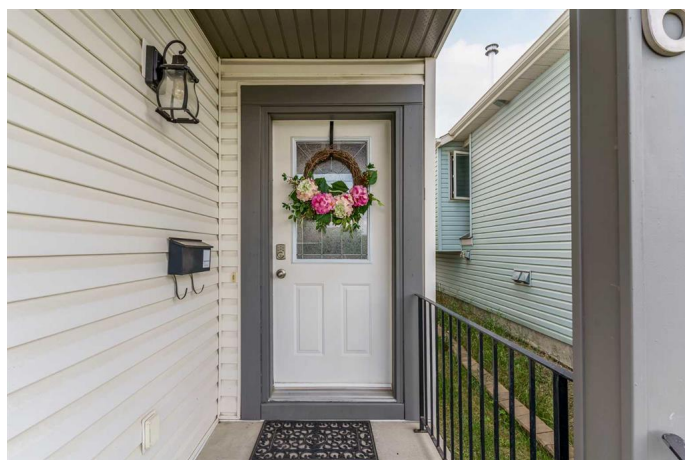
Evergreen, Calgary, Alberta

This 1,900 sq.ft of Total living space, well maintained family home is located in desirable and Secure SW area of Evergreen. The main floor has open concept with spacious living room for the family and friend to gather. Kitchen offers large island with raised breakfast bar, ample maple cabinets and bright, roomy dining nook. The Patio door leads to a sunny private patio and concrete pad ready for your future double garage. Upstairs you will find three bedrooms and 4-piece bathroom. The primary bedroom has a large closet and a full 4-piece ensuite. Basement is fully finished with huge family and recreation room and has a potential for a 4th bedroom. Roof shingles replaced in 2022. This amazing house is close to bus stop that will connect you to c-train, public and private schools and shopping. Great place, Just move in and Enjoy the Summer.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242546  |
| Price          | \$538,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,324     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 2003        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 96 Everridge Way Sw |
| Subdivision | Evergreen           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y 4S9             |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | Other                                                                     |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 18              |
| Zoning         | R-G             |

### Listing Details

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