

# \$780,000 - 45 Everglen Crescent Sw, Calgary

MLS® #A2260789

**\$780,000**

4 Bedroom, 4.00 Bathroom, 2,007 sqft

Residential on 0.09 Acres

Evergreen, Calgary, Alberta

Discover an exceptional opportunity in Evergreen with this beautifully updated detached home. In the past 12 months, only two legal-suite detached homes have sold in the neighbourhood, highlighting its unique exclusivity and strong investment appeal. More than just a legal suite, this separate living space boasts a private entrance, modern upgraded kitchen, spacious bedroom, dedicated laundry, and a large recreation area. Whether for reliable rental income, seamless multigenerational living, or comfort for guests, it delivers versatility few homes can match.

Step inside to sun-soaked interiors where oversized windows and premium hardwood floors set the stage for both cozy family evenings and vibrant gatherings. The open-concept main floor features a contemporary kitchen with high-end appliances with new countertop and a walk-in pantry-perfect for everyday enjoyment and entertaining. Upstairs, find three generous bedrooms, including a primary retreat with a walk-in closet and ensuite, while recent upgrades like a new furnace, a hot water tank, new countertop in kitchen and newly developed basement and a freshly painted interior underscore the care and pride of ownership.

The private backyard, framed by mature trees and complete with a deck and garden, invites relaxation, morning coffees, and weekend



BBQs. A double garage plus expansive driveway make parking effortless. Set on a quiet cul-de-sac and steps from top-rated schools and beautiful parks, the home offers the perfect blend of serenity and accessibility-close to Fish Creek Park, major shopping, and convenient transit.

Homes with legal secondary suites in Evergreen are exceptionally rare, with only two detached properties of this kind sold in the past year. This makes the home a unique chance for families and investors alike.

Move-in ready and meticulously maintained, it isn't just an address-it's an opportunity to build lifelong memories and achieve lasting financial security.

Built in 2007

### **Essential Information**

MLS® #	A2260789
Price	\$780,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,007
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Everglen Crescent Sw
Subdivision	Evergreen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Y 0G4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Double Vanity, No Animal Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 29th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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