

# \$615,000 - 57 Everglen Way Sw, Calgary

MLS® #A2224034

**\$615,000**

4 Bedroom, 4.00 Bathroom, 1,612 sqft

Residential on 0.07 Acres

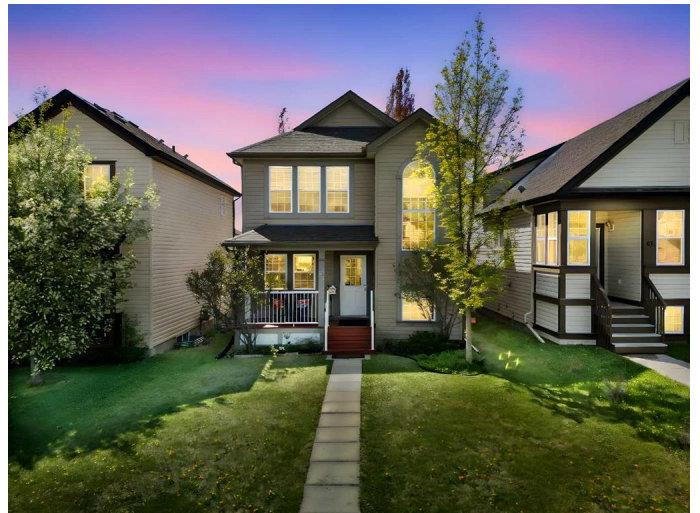
Evergreen, Calgary, Alberta

Step inside this charming 2-storey home, featuring 4 bedrooms, 3.5 bathrooms, and a fully finished basement-perfect for growing families. Designed with both comfort and practicality in mind, the open-concept layout offers a seamless flow between spaces, including a generous dining area ideal for everyday meals and special gatherings. The dual-facing fireplace serves as the cozy heart of the home, adding warmth and ambiance whether you're working during the day or unwinding with a book in the evening.

Upstairs, a stunning full-height window floods the front of the home with natural light. The spacious primary bedroom is a true retreat, complete with large windows, a walk-in closet, and an expansive ensuite bathroom. A convenient Jack and Jill bathroom connects two of the secondary bedrooms—perfect for kids to share.

Downstairs, the finished basement expands your living space with a second family room and a fourth bedroom—ideal for teens, guests, or a private home office.

The low-maintenance yard is perfect for busy lifestyles. The backyard has mature trees, for some added shade and privacy. There is also plenty of space for flowers and vegetation. This space will offer the serenity of a quiet evening on your own, or family barbecues on summer evenings. The double detached



garage adds extra storage and everyday convenience.

Situated on a quiet street in a family-friendly neighbourhood, youâ€™re just a short walk from schools, parks, playgrounds, toboggan hills, sports fields, and scenic pathways. Enjoy biking/walking around the ponds, public gardens, or head to the breathtaking Fish Creek Provincial Park, just minutes away!

With quick access to Stoney Trail and nearby amenities like grocery stores, pubs, and restaurants, your daily commute and errands are a breeze. Plus, nearby attractions like the movie theatre, Spruce Meadows, and Calgary Cavalry games offer fun for the whole family.

This isnâ€™t just a houseâ€”itâ€™s a place to call home. Come see it for yourselfâ€”youâ€™ll feel it the moment you walk through the front door.

Built in 2006

## Essential Information

MLS® #	A2224034
Price	\$615,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,612
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	57 Everglen Way Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5G3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, Soaking Tub, Central Vacuum
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Dog Run Fenced In, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	11
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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