

# \$579,900 - 61 Everglen Way Sw, Calgary

MLS® #A2211634

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,033 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 \$579,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,033
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	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner
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	25
Zoning	R-G

### **Listing Details**

Listing Office	2% Realty
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