

# \$569,000 - 305 Everglen Rise Sw, Calgary

MLS® #A2218791

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to your new home at 305 Everglen Rise SW! Nestled in the heart of Calgary, this charming property offers a perfect blend of comfort and convenience. Step inside to discover a well-maintained interior featuring the living areas and large windows that flood the space with natural light. The well-appointed kitchen with ample cabinet space, and a convenient kitchen island. Retreat to the inviting bedrooms, including a spacious master suite complete with a walk-in closet. Additional highlights include a cozy fireplace, and a private backyard oasis, ideal for outdoor entertaining.

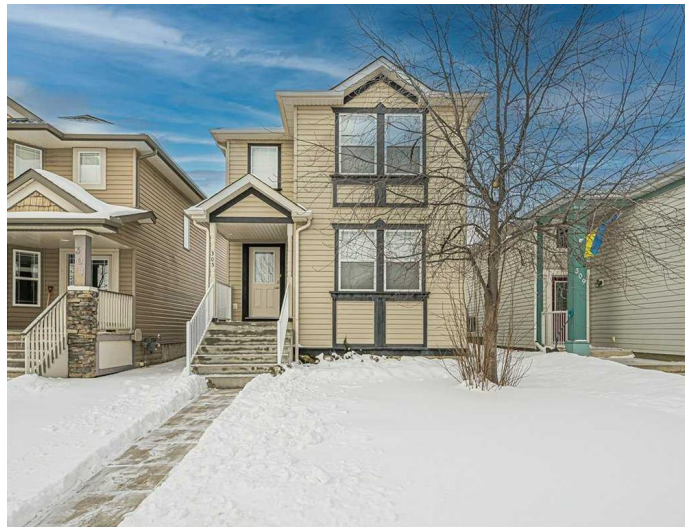
Recent upgrades include a new hot water tank replaced in Mar 2022, siding replaced in Dec 2022, chimney replaced in Nov 2022, washer/dryer replaced in Jun 2021, a new furnace installed in Nov 2022, and new roofing in Dec 2022. With its desirable location, stylish finishes, and thoughtful design, this residence presents an exceptional opportunity to embrace the quintessential Calgary lifestyle. Don't miss the chance to make this your dream home!

Built in 2006

## Essential Information

MLS® # A2218791

Price \$569,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,233       |
| Acres          | 0.07        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 Everglen Rise Sw |
| Subdivision | Evergreen            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 5E7              |

### Amenities

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

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                   |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full                                                                                     |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 5             |
| Zoning         | R-G           |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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