

# \$569,900 - 61 Everglen Way Sw, Calgary

MLS® #A2211634

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,534 sqft

Residential on 0.07 Acres

Evergreen, Calgary, Alberta

Welcome to your new home in the heart of Evergreen. This beautifully maintained 4-level split is nestled in one of the community's most desirable pockets. Thoughtfully designed with a flexible layout, it features two generously sized bedrooms upstairs, including a primary suite with a private 4-piece ensuite and a third bedroom on the lower level, perfect for guests, a home office, or a growing family. The cozy lower-level family room is ideal for movie nights, complete with a warm gas fireplace and a fresh, modern vibe thanks to new paint throughout. A high-efficiency furnace and central A/C provide year-round comfort, while the spacious kitchen offers a corner pantry and abundant storage for everyday ease. Step outside to a full-length rear deck overlooking the sunny, south-facing backyard, perfect for summer BBQs, outdoor entertaining, or simply soaking up the sun. There's also plenty of space to add a double detached garage without sacrificing your green space. Located within walking distance to schools, parks, and public transit, and with quick access to Stoney Trail, this home combines comfort, convenience, and community. Don't miss your chance to call Evergreen home. Call today to book your private showing.

Built in 2006

## Essential Information



MLS® #	A2211634
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,534
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	54
Zoning	R-G

### **Listing Details**

Listing Office	2% Realty
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